



**Property type :** Plot

**Location :** Benahavís

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**House area :** 450 m<sup>2</sup>

**Plot area :** 1431 m<sup>2</sup>

- Plot Size: 1431 m<sup>2</sup>
- Location: Marbella, Lomas de La Quinta, Parcela 24
- Views: Unobstructed views of the sea, golf course, and mountains
- Buildable Area: 27% of the plot
- Potential Built Space: Typically ranging between 450 - 800 m<sup>2</sup>, including basements and areas below the elevations
- Terrain Features: The terrain allows for the creation of terraces and additional spaces beyond the buildable area, potentially providing more space for construction.
- Estimated Garden Space: Approximately 300 m<sup>2</sup> of flat garden space in front of the property with sea views.
- Community: Located in a gated community with plans to install a second gate for enhanced security.
- Quiet Area: Situated in a tranquil neighborhood, bordering Madronal, yet conveniently connected to Nueva Andalucia and the new La Quinta Real development.
- Property Value: Comparable plot values with plans and licenses have sold for over 1400€/m<sup>2</sup> in Lomas de La Quinta. Current bare plot values in Lomas de La Quinta range from 900 to 1100€/m<sup>2</sup>.
- Price: The property is listed at 1,431,000 € excluding VAT (IVA). The sellers are open to reasonable offers.



