



**Property type :** Plot

**Location :** Benahavís

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** South

**Plot area :** 1240 m<sup>2</sup>

Plot with Approved Project and Paid License — Ready to Build in La Alquería, Benahavís!

Discover the opportunity you've been waiting for in the exclusive Flores del Paraíso community, located in La Alquería, Benahavís. This spectacular 1,240 m<sup>2</sup> plot sits at the end of a peaceful cul-de-sac, offering the privacy and tranquility ideal for building your dream home.

With its south-facing orientation, the plot benefits from natural sunlight all day long, creating a bright and inviting atmosphere. It offers 50% buildability, allowing for the construction of up to 620 m<sup>2</sup> distributed over three floors — perfect for a custom-designed luxury villa.

The best part? The construction license has already been approved and fees fully paid, so you're ready to start building immediately — no delays, no red tape.

Set in one of the most desirable residential areas of the Costa del Sol, La Alquería is surrounded by top-tier golf courses such as El Paraíso, Atalaya, El Campanario, and Guadalmina — ideal for golf lovers and those who enjoy outdoor living.

Located just 15 minutes from Puerto Banús and 20 minutes from Estepona, you'll have easy access to everything you need: schools within the urbanization, a Mercadona supermarket less than 3 km away, and quick, convenient access to the AP7 motorway.

This is a rare opportunity to invest or build your ideal home in one of the most prestigious locations on the Costa del Sol.

#### Key Features

Total plot size: 1,240 m<sup>2</sup>

Minimum saleable area: 1,240 m<sup>2</sup>

Buildable area: 620 m<sup>2</sup>

Maximum number of floors: 3

Access: Urban road

Zoning status: Urban land (building plot)

Permitted use: Residential - Single-family homes (villas)

Utilities & Infrastructure

Sewage system

Public street lighting

Paved sidewalks





