Plot in Benahavís – –

Bedrooms	Bathrooms	Built	Plot
0	**0**	**0m2**	**3127m2**
R5494126	**property**	**Benahavís**	**959.000€**

A rare opportunity to acquire one of the few predominantly flat plots within the exclusive gated community of Monte Mayor, Benahavís. This plot is South west facing with panoramic sea views The plot measures 3,127 m² and has a buildability allowance of 12.2%, permitting approximately 381 m² above ground, subject to planning approval. The current owner has an existing villa design comprising approximately 1,050 m² in total, including the basement. The original building licence has expired but may be capable of reactivation, subject to confirmation. Alternatively, a purchaser can create a new design and submit a fresh application. The flat terrain offers valuable advantages, including easier construction, more usable outdoor space and potentially reduced excavation and retaining-wall costs. The neighbouring plot measuring approximately 4,570 m², is also available from the same owner. Both plots could be purchased together, creating a combined landholding of approximately 7,697 m² and an excellent opportunity for an investor or developer. Monte Mayor offers 24-hour security, privacy ?and ?beautiful ?mountain, ?valley ?and sea views, while being ?only ?8–10 ?minutes from the ?coast and within easy ?reach of Benahavís, Marbella, ?Estepona, ?golf ?courses, ?beaches ?and ?international ?schools.