**Waterhuys**

Turnhoutsebaan 532, 2970 Schilde

Tel.: 03/385.86.86 - info@waterhuys.be



**Percelen-Benahavís**

€ 1.350.000

1130 m²

## Omschrijving

PLOT FOR SALE WITH PROJECT AND LICENSE IN PRESTIGIOUS EL MADROÑAL – GATE 1

An exceptional opportunity to acquire a 2,657 m² plot with panoramic sea and mountain views, located in one of the most exclusive gated communities on the coast – El Madroñal (Gate 1).

El Madroñal is renowned for its refined country chic lifestyle, nestled in the hills above Marbella, neighboring the famous La Zagaleta Country Club. This secure, gated enclave offers absolute privacy, lush natural surroundings, and some of the most breathtaking views in the region. Residents enjoy 24/7 security patrols, electronic gates, and a tranquil atmosphere just 11 km from the beaches and town of San Pedro de Alcántara, and 13 km from Puerto Banús.

The plot is sold with a fully approved architectural project and building license for a contemporary villa with:

- Total built area of 1,130 m² over 3 levels,
- Private landscaped garden,
- Infinity swimming pool of 53 m²,
- Covered parking for 4 cars.

This is a rare opportunity to begin building immediately, without the delays of planning permissions. The combination of

location, views, and project readiness makes this plot ideal for creating your dream home in one of the Costa del Sol's most prestigious settings.

Contact us for floorplans, visualisations, and further details.

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## Woning kenmerken

### ALGEMENE INFO

| | |
|---|---|
| Type | **Grond** |
| Woongedeelte | **1130 m²** |
| Referentie | **r5023939** |
| Prijs | **€ 1350000** |

### DETAILS

| | |
|---|---|
| Bewoonbare opp. | **1130 m²** |
| EPC | **In aanvraag** |
| Unieke code | **In aanvraag** |

### INFORMATIEPLICHT

**In aanvraag**

**Geen vergunning uitgereikt**

**Geen rechterlijke herstelmaatregel of bestuurlijke maatregel opgelegd**

**Geen voorkooprecht ruimtelijke ordening aanwezig**

**Geen verkavelingsvergunning**

**In aanvraag**

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