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# Жилой участок для продажи в Арройо-де-ла-Мьель, Бенальмадена

**660 000 €**

**Ссылка:** R5321512 **Размер участка:** 1 425m$^2$

# Коста дель Соль, Арройо-де-ла-Мьель

Attention developers and private buyers! One of the best plots in the heart of Arroyo de la Miel, Benalmádena, is now available for sale. Located on the prestigious Avenida de la Constitución 111, this land stands out for its strategic location and unbeatable technical characteristics.

Key Features:

Actual Surface Area: 1,425.25 m² according to the most recent topographic survey and coordinate list.

Topography: Completely FLAT plot, which implies massive cost savings in excavation and foundation works.

Current State: Consolidated urban plot with existing perimeter retaining walls and street-facing stone walls already in place.

Location: Front line of Avenida de la Constitución, surrounded by all essential services (pharmacies, supermarkets, public transport) and just a short walk from the center of Arroyo de la Miel.

Urban Potential (Zone U.4):
Buildability: 0.40 m2t / m2s (Allowing for approximately 570 m² of building roof area above ground level).

Height: Ground floor + 1 (2 levels total).

Versatility: The minimum plot size in this specific zone allows for the segregation into 2 independent plots for the construction of two luxury villas, or the development of one grand private mansion.

Legal Status:

Ownership: 100% full ownership acquired through inheritance.

Documentation: Land Registry (Registro de la Propiedad), Cadastre (Catastro), and Topographic survey are all up to date and available for review.

This is a unique opportunity to acquire "ready-to-build" urban land in an area where flat terrain is practically non-existent.

We inform you that the professional fees of our agency are already included in the sale price, so you should not pay any type of real estate management or advice.

In compliance with Decree of the Junta de Andalucía 218/2005 of October 11, it is reported that notary, registry, ITP and other expenses inherent to the sale are not included in the price.

The information provided is indicative, non-binding and has no contractual value. Said information may have undergone modifications that have not yet been incorporated. We suggest that you contact us to obtain the latest information

and/or confirm the information set forth herein.

# Характеристики:

**Ориентация**
Север
Юг

**Виды**
Городской

**Параметр**
Рядом с портом
Урбанизация
Рядом с морем
Рядом с магазинами
Рядом с школами
Деревня
Рядом с Мариной

**Категория**
Инвестиции
Перепродажа