

## Grundstück zum Verkauf in Arroyo de la Miel, Costa del Sol

1,425 m<sup>2</sup> Landfläche |



### Beschreibung der Immobilie

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 m<sup>2</sup> 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 m<sup>2</sup>t / m<sup>2</sup>s (Allowing for approximately 570 m<sup>2</sup> of building roof area above ground level).

Height: Ground floor + 1