

## Plot for sale in Benahavis, Costa del Sol

4,570 m<sup>2</sup> Plot |



### Property Description

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 4,570m<sup>2</sup> and has a buildability allowance of 12.2%, permitting approximately 557 m<sup>2</sup> above ground, subject to planning approval.

The current owner has an existing villa design comprising approximately 1,300 m<sup>2</sup> 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 3,127 m<sup>2</sup>, is also available from the same owner. Both plots could be purchased together, creating a combined landholding of approximately 7,697 m<sup>2</sup> 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.