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## ■■■■■■■■ ■ Benahavís

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■■■■■■■■■:A unique opportunity to acquire a premium plot with an approved project and building license for the construction of an elegant contemporary villa with a total built area of 642 m², distributed over two above-ground levels and a basement. Urban planning conditions allow for a single detached family home on a minimum plot size of 1,000 m², with a maximum height of PB+1 and 7 meters. The plot offers a net buildability of 0.25%—equivalent to 385.46 m² above ground—and a permitted ground-floor occupancy of 25% (385.46 m²). Required setbacks of 3 meters from both public and private boundaries are fully respected, and the predominant use is residential, with a minimum requirement of two parking spaces, comfortably exceeded in the current design. Access to the villa according to the current project is provided both pedestrianly and by car from the street, leading to two parking areas: an open space under a pergola and a closed garage with an attached storage room. This entrance level also features an elegant hall and the vertical circulation core, composed of stairs and an elevator that connect all three floors. The main level is thoughtfully designed to separate the day and night areas. The night area includes a luxurious primary bedroom with en-suite bathroom and walk-in wardrobe, as well as a bright patio that brings natural light into the hallway leading to three guest bedrooms, each with its own private bathroom. The day area comprises a spacious living-dining room, a modern kitchen, a guest toilet, and a laundry room. Extending the living space outdoors are a lounge porch and a dining porch, complemented by an exterior guest toilet, an open terrace, a swimming pool with sunbed area, and two landscaped gardens that create a serene atmosphere for outdoor living. The basement level, is accessible via stairs and elevator, offers a large area along with an electrical room and a technical room. An additional technical room located beneath the sunbed area houses the pool installations. The plot is fully prepared for construction to begin immediately, with an estimated completion time of 20 months. For developers, there is also the option to acquire the adjacent plot, offered at the same price and likewise equipped with project and building license, providing an excellent investment opportunity. The villa benefits from the natural tranquility and privacy of La Quinta, an area renowned for its protected green zones—some of which form part of a UNESCO Biosphere Reserve. The serene atmosphere, mature landscaping, and expansive sea views make it a true oasis. Despite its peaceful character, the location remains close to everything. La Quinta Golf and Country Club is nearby, with other top-tier courses such as Los Naranjos and Las Brisas just a short drive away. The golden beaches of the Costa del Sol, together with the luxury boutiques and acclaimed restaurants of Puerto Banús and San Pedro de Alcántara, are easily accessible. Gastronomy enthusiasts will appreciate the proximity to renowned dining destinations including Breathe, Magna Café, and La Sala by the Sea, while day-to-day conveniences are within reach in Nueva Andalucía and Guadalmina. Families benefit from access to highly regarded international schools such as Aloha College and Laude San Pedro International College. Excellent transport connections via the AP-7 motorway and local public transit ensure effortless mobility in all directions.

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