

## Landa till salu i Benahavis, Málaga

140.000€




Villa plots with great investment potential! Nestling in a sheltered valley high in the hills of the municipality of Benahavís, famed for its rural beauty and gastronomic delights, lies the spectacular Monte Mayor estate. Commanding unparalleled views of the Mediterranean, Gibraltar and the African coastline, Monte Mayor enjoys a magnificent natural setting, surrounded by a dramatic mountain range, lush vegetation and brooks, yet is only a 15 minute drive from the coast and the popular resorts of Marbella and Puerto Banús. Monte Mayor spans over 330 hectares of land, of which 54% remains a green belt zone and therefore unspoilt. The average plot size is approximately 3.000m<sup>2</sup> with a building volume of 12%. This low density make-up means that the estate maintains its natural beauty and owners can enjoy the space and privacy they deserve. The estate includes the picturesque village of La Heredia de Monte Mayor and about 60 superb villas.

Within the Monte Mayor estate there are more than 50 villa plots available, mainly situated on the South East and North areas, enjoying absolute peace and tranquility. There are a variety of views including mountain, sea and river valley views, as well as different topography and orientation. The plots come in all shapes and sizes but usually cover a minimum area of at least 3,000m<sup>2</sup> on which one can build on average 300m<sup>2</sup> to 400m<sup>2</sup> of living space. Where a larger house is required it can easily be built over adjoining plots. The permitted building volume of around 12% per plot is kept deliberately low to ensure that every property enjoys a good view as well as plenty of privacy. This contrasts with normal building volumes (typically at least 20% or more) in so many other developments where the average house covering around 500m<sup>2</sup> is built on only 900m<sup>2</sup> or 1000m<sup>2</sup> of land. Villa plot prices vary from 140.000€ to just above 300.000€.

Once you have chosen your plot, you can build your villa to your exact requirements and have the luxury of decorating and furnishing it to your very own style and taste. There are two ways to build a house on a plot. You can either build

 0 sovrum

 0 badrum

 3.441m<sup>2</sup> Tomtstorlek