



## RESIDENTIAL PLOT

📍 El Paraiso

**REF# R4841584 – 750.000€**

IBI

273 €/YEAR

Community

876 €/YEAR



Ložnice



Koupelny



m<sup>2</sup>  
Built



1516 m<sup>2</sup>  
Plot

**\*\*Stunning opportunity in Paraiso Alto – Plot with Preliminary Design for Sale: Fully Customizable Villa\*\***

Located in one of the most exclusive urbanizations on the Costa del Sol, this plot offers a unique

opportunity to create a breathtaking, custom-built villa in the prestigious Paraiso Alto area, within the municipality of Benahavís. The spacious plot provides the perfect location for a luxury villa that will be meticulously designed and constructed according to your personal preferences.

The future villa will feature five double bedrooms and five luxurious bathrooms, along with a separate en-suite studio for guests or staff. Each bedroom will include its own terrace with stunning views of the mountains, the golf course, and the Mediterranean Sea, ensuring peace, safety, and privacy.

This yet-to-be-built villa offers endless possibilities for customization, allowing you to adapt the design to your own taste and requirements. You will have the freedom to choose from the finest materials and state-of-the-art equipment to ensure the highest standards of luxury and comfort. Whether you seek a superb permanent residence or a valuable rental investment, this property can be tailored to your specific needs.

The open-plan design will create a modern, light-filled living space with a fully equipped kitchen at its heart, adjoining a spacious living and dining area, complete with a see-through fireplace. From the living and dining area, you'll have access to the covered terraces that lead down to the landscaped garden and inviting pool.

Every detail of the villa can be customized to your liking, with a design that maximizes the panoramic views of the beautifully landscaped garden, the golf course, and the Mediterranean Sea. Just a 15-minute drive from Puerto Banús, this villa will offer the perfect combination of luxury and convenience, with all amenities, including supermarkets, renowned restaurants, bars, shops, golf courses, and 5-star hotels, within walking distance.

The initial project study has already been completed by the architect, all information is available upon request.

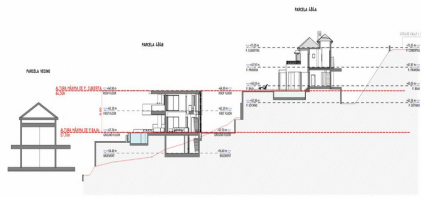
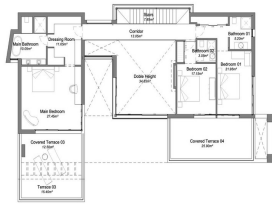
This is a truly unique opportunity to create a custom-built dream home in the highly sought-after Paraiso Alto urbanization.

Net maximum buildable volume (Net Buildability) = 0.26 m<sup>2</sup>/m<sup>2</sup> (394.16 m<sup>2</sup>)

Maximum footprint (Ground floor occupation) = 25% (379 m<sup>2</sup>)

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FIRST FLOOR 1 : 100

FIRST FLOOR	14.00 m²
KITCHEN	10.00 m²
TERRACE	18.00 m²
COVERED TERRACE	14.00 m²

SECTION 1 : 200

ATAGI ONE & HELLER 2019