



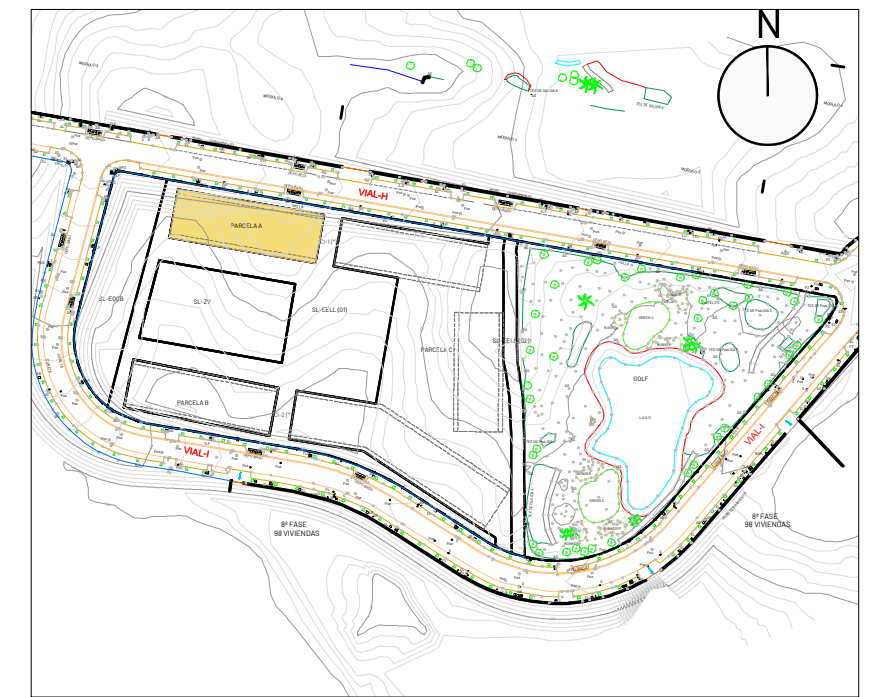
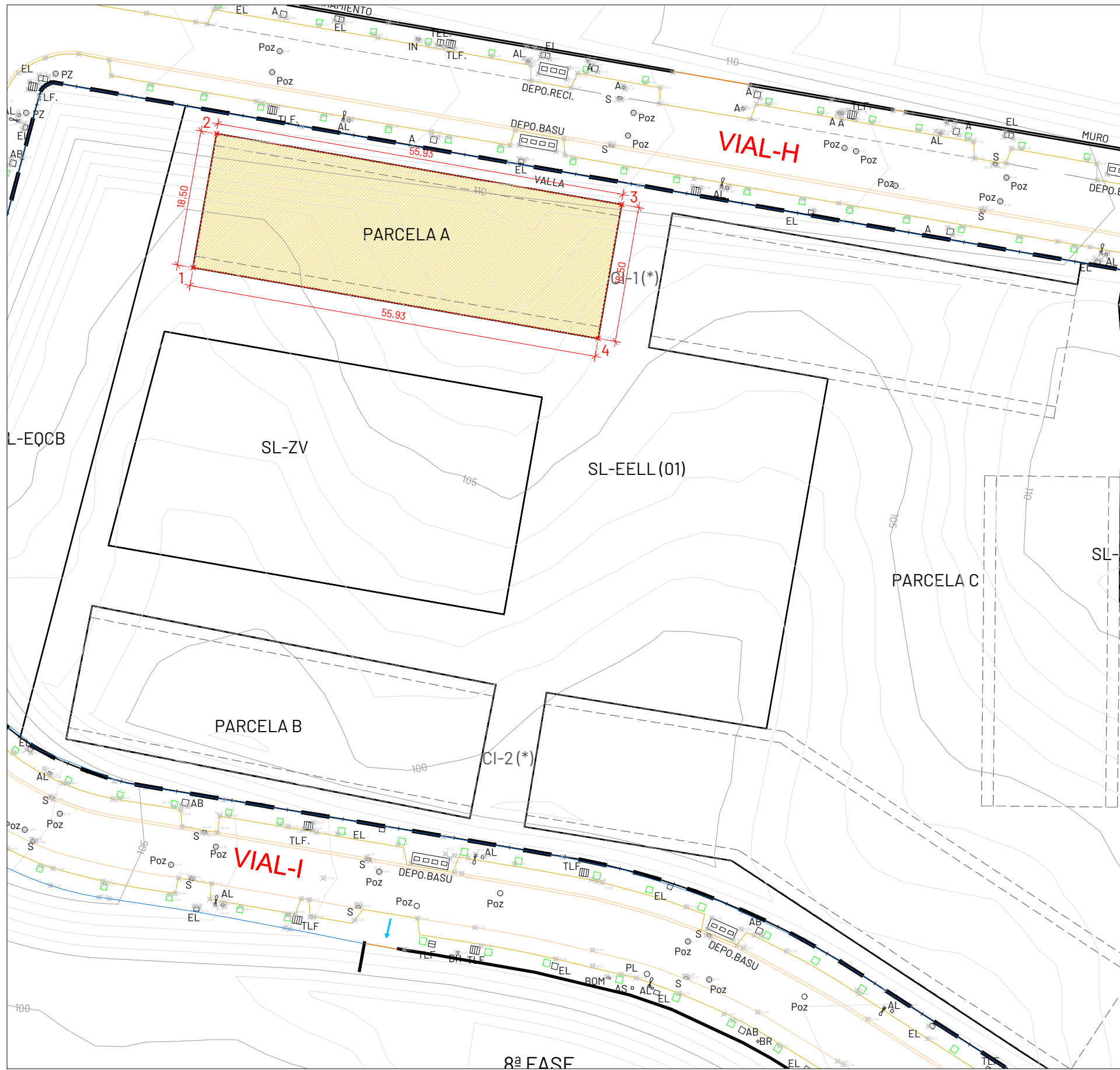
**ESTUDIO DE DETALLE PARA LA APLICACIÓN DEL DECRETO-LEY 1/2025, DE 24 DE FEBRERO, DE MEDIDAS URGENTES EN MATERIA DE VIVIENDA SOBRE LA PARCELA DE USO HOTELERO (RE-H-06) DEL ÁMBITO DE SUELO URBANO SP-4.2 DOÑA MARÍA NORTE 2 DEL PGOU DE BENALMADENA, REFERENCIA CATASTRAL 1011601UF6511S0001KI**

**PROMOTOR:** URBANIA RESI DEVELOPMENTS I, S.A

**DOCUMENTO:** FICHAS

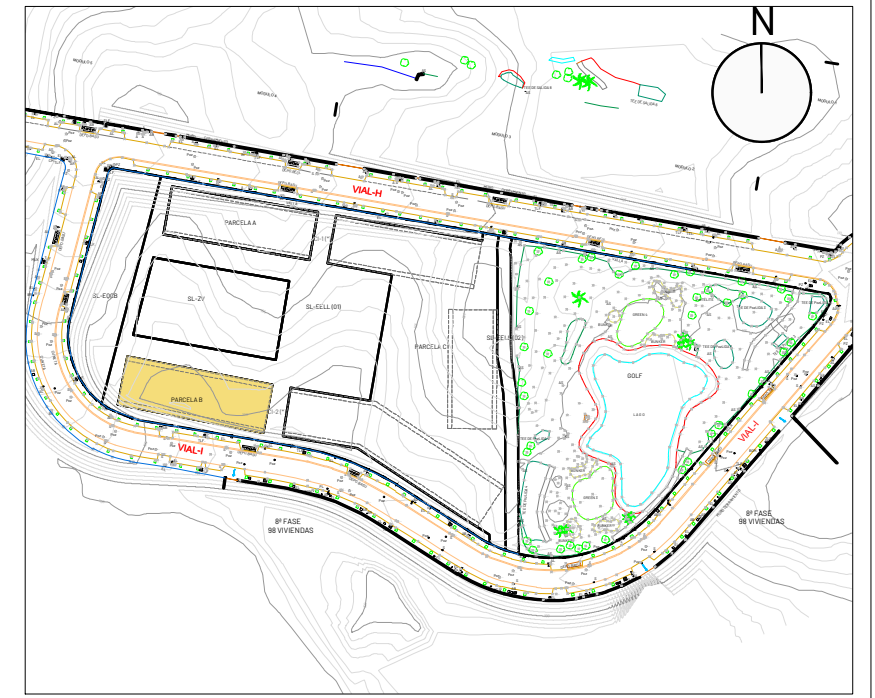
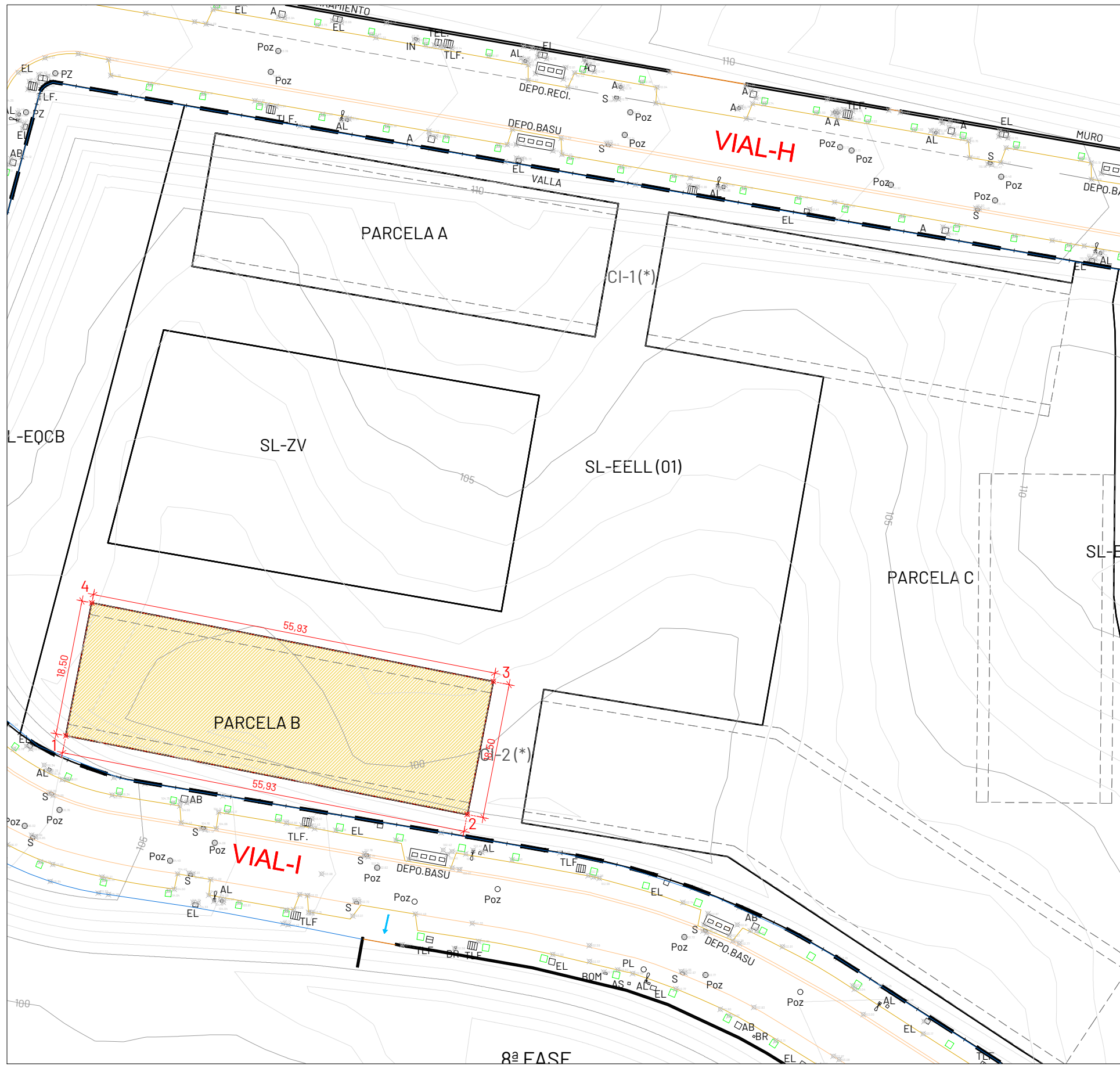
Se relaciona a continuación fichas con la georreferenciación de cada una de las parcelas resultantes del Estudio de Detalle:

- 1. PARCELA A
- 2. PARCELA B
- 3. PARCELA C
- 4. GOLF (DOTACIONAL PRIVADO ZV)
- 5. SL- EQCB
- 6. SL-ZV
- 7. SL-EELL 01
- 8. SL-EELL-02
- 9. SL-EELL 01(CI-1)
- 10. SL-EELL 01(CI-2)



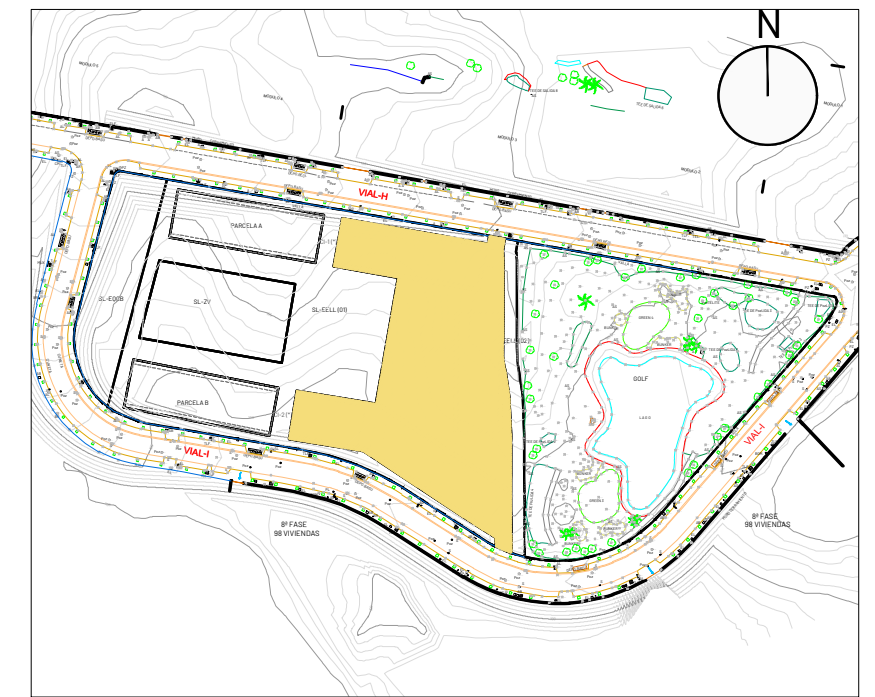
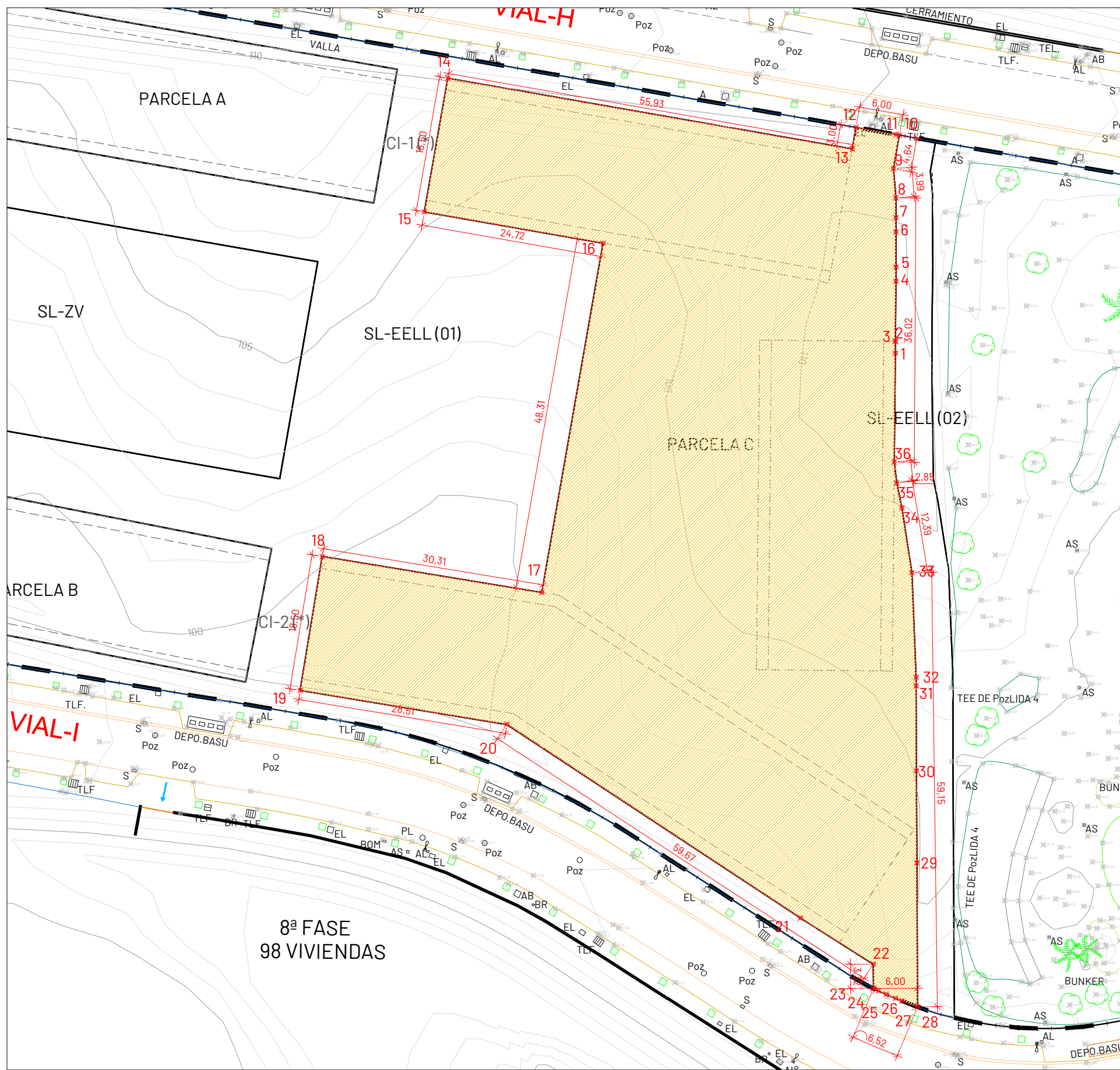
| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| PARCELA A  | 1.034,71              | 5.005,38                    | VIVIENDA PROTEGIDA |

| PARCELA A |            |             |
|-----------|------------|-------------|
| Punto     | Coord. X   | Coord. Y    |
| 1         | 360858,201 | 4050989,155 |
| 2         | 360861,385 | 4051007,379 |
| 3         | 360916,480 | 4050997,752 |
| 4         | 360913,296 | 4050979,528 |



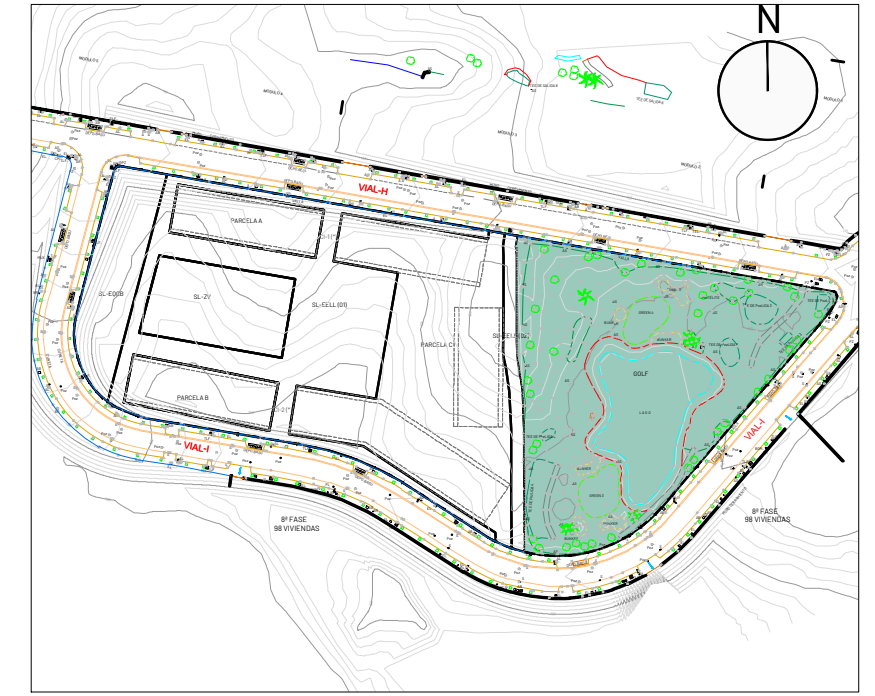
| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| PARCELA B  | 1.034,71              | 5.773,09                    | VIVIENDA PROTEGIDA |

| PARCELA B |            |             |
|-----------|------------|-------------|
| Punto     | Coord. X   | Coord. Y    |
| 1         | 360840,932 | 4050925,034 |
| 2         | 360895,819 | 4050914,284 |
| 3         | 360899,374 | 4050932,439 |
| 4         | 360844,487 | 4050943,189 |



| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| PARCELA C  | 5.711,32              | 18.438,92                   | VIVIENDA PROTEGIDA |

| PARCELA C |            |             |
|-----------|------------|-------------|
| Punto     | Coord. X   | Coord. Y    |
| 1         | 360984,349 | 4050959,088 |
| 2         | 360984,364 | 4050960,684 |
| 3         | 360984,348 | 4050960,685 |
| 4         | 360984,420 | 4050968,881 |
| 5         | 360984,443 | 4050970,816 |
| 6         | 360984,427 | 4050975,586 |
| 7         | 360984,420 | 4050977,572 |
| 8         | 360984,411 | 4050980,241 |
| 9         | 360984,100 | 4050984,221 |
| 10        | 360984,900 | 4050988,787 |
| 11        | 360984,425 | 4050988,871 |
| 12        | 360978,994 | 4050989,842 |
| 13        | 360978,476 | 4050988,887 |
| 14        | 360923,386 | 4050996,546 |
| 15        | 360920,191 | 4050978,324 |
| 16        | 360944,536 | 4050974,055 |
| 17        | 360936,182 | 4050926,473 |
| 18        | 360906,274 | 4050931,380 |
| 19        | 360903,279 | 4050913,124 |
| 20        | 360931,410 | 4050908,508 |
| 21        | 360971,425 | 4050882,114 |
| 22        | 360981,350 | 4050875,861 |
| 23        | 360981,366 | 4050872,544 |
| 24        | 360982,028 | 4050872,232 |
| 25        | 360983,103 | 4050871,742 |
| 26        | 360984,345 | 4050871,201 |
| 27        | 360985,224 | 4050870,846 |
| 28        | 360987,378 | 4050870,033 |
| 29        | 360987,283 | 4050889,656 |
| 30        | 360987,206 | 4050902,210 |
| 31        | 360987,189 | 4050913,764 |
| 32        | 360987,187 | 4050914,916 |
| 33        | 360986,608 | 4050929,180 |
| 34        | 360985,235 | 4050938,024 |
| 35        | 360984,537 | 4050941,397 |
| 36        | 360984,205 | 4050944,225 |



| GOLF (DOT.PRIVADO ZV) |            |             |
|-----------------------|------------|-------------|
| Punto                 | Coord. X   | Coord. Y    |
| 1                     | 361095,470 | 4050945,000 |
| 2                     | 361085,500 | 4050933,577 |
| 3                     | 361071,106 | 4050916,954 |
| 4                     | 361059,216 | 4050903,098 |
| 5                     | 361048,526 | 4050890,646 |
| 6                     | 361041,553 | 4050882,709 |
| 7                     | 361036,175 | 4050877,994 |
| 8                     | 361027,643 | 4050872,564 |
| 9                     | 361009,907 | 4050867,318 |
| 10                    | 360992,385 | 4050868,555 |
| 11                    | 360992,283 | 4050868,683 |
| 12                    | 360992,206 | 4050902,229 |
| 13                    | 360992,189 | 4050913,772 |
| 14                    | 360992,187 | 4050915,021 |
| 15                    | 360991,594 | 4050929,615 |
| 16                    | 360991,592 | 4050929,666 |
| 17                    | 360990,157 | 4050938,915 |
| 18                    | 360989,530 | 4050941,942 |
| 19                    | 360989,402 | 4050948,119 |
| 20                    | 360989,342 | 4050956,024 |
| 21                    | 360989,348 | 4050960,477 |
| 22                    | 360989,348 | 4050960,694 |
| 23                    | 360989,352 | 4050963,220 |
| 24                    | 360989,419 | 4050968,829 |
| 25                    | 360989,443 | 4050970,794 |
| 26                    | 360989,427 | 4050975,803 |
| 27                    | 360989,420 | 4050977,701 |
| 28                    | 360989,408 | 4050980,743 |
| 29                    | 360989,121 | 4050983,906 |
| 30                    | 360989,824 | 4050987,914 |
| 31                    | 361000,084 | 4050986,088 |
| 32                    | 361035,959 | 4050979,824 |
| 33                    | 361082,483 | 4050975,154 |
| 34                    | 361096,395 | 4050969,256 |
| 35                    | 361098,658 | 4050968,804 |
| 36                    | 361109,150 | 4050966,945 |
| 37                    | 361109,814 | 4050966,598 |
| 38                    | 361110,279 | 4050965,389 |
| 39                    | 361110,063 | 4050963,302 |
| 40                    | 361107,962 | 4050959,854 |
| 41                    | 361103,657 | 4050954,428 |

| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO       |
|------------|-----------------------|-----------------------------|-----------|
| GOLF       | 9.151,79              | --                          | DEPORTIVO |



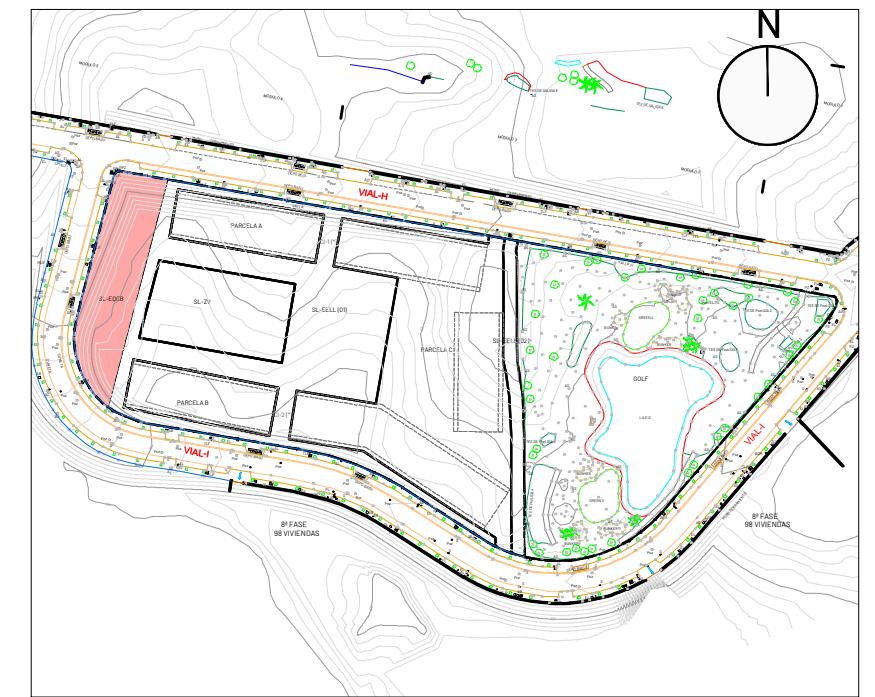
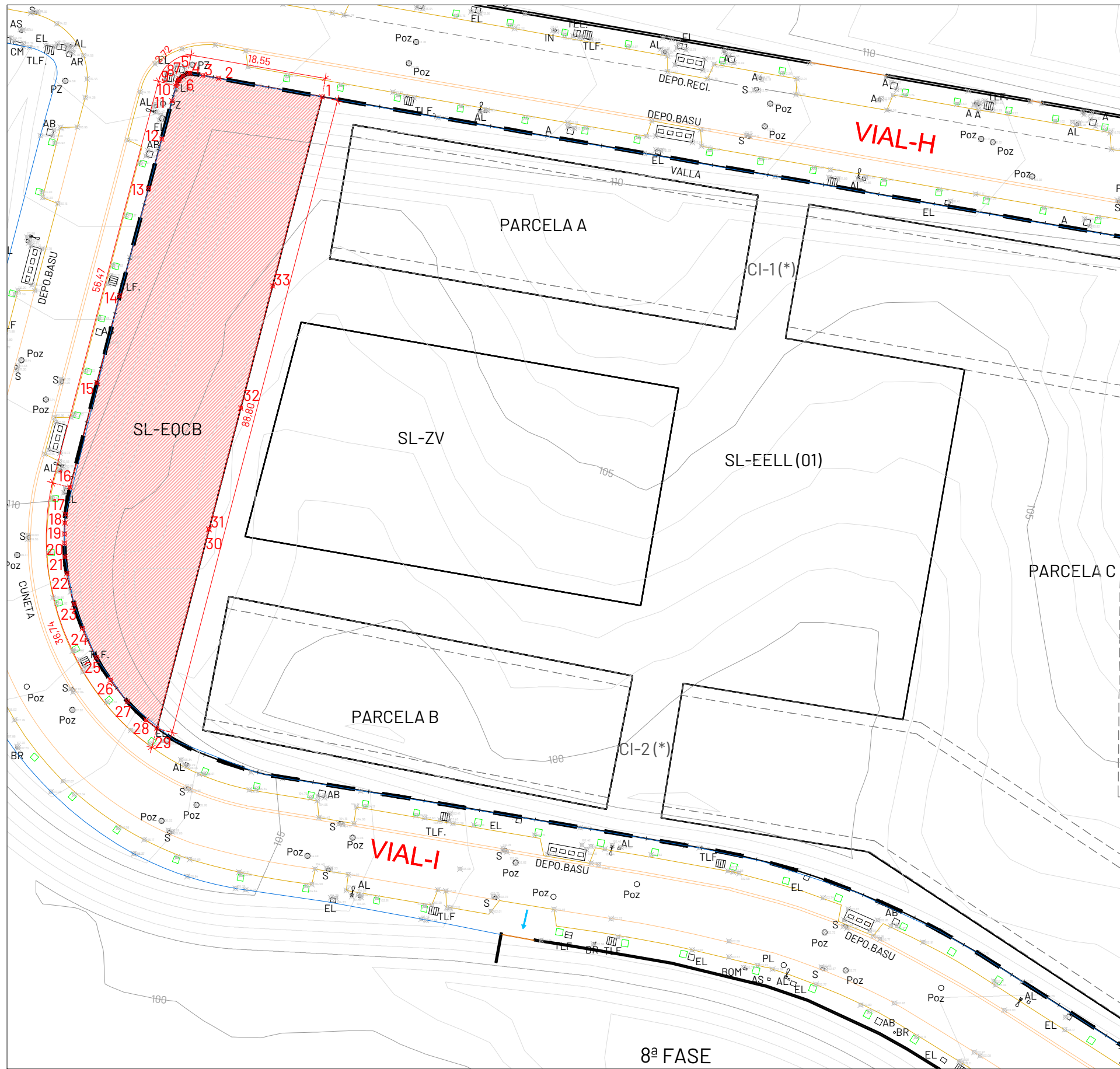
Promotor:  
URBANIA RESI DEVELOPMENTS I, S.A

Directores del proyecto:  
CARMEN TORRALBA LOYO (ARQUITECTA COL. Nº 1969)  
ENRIQUE DE LA TORRE LARA (I.C.C.P. COL. Nº 16917)

Nombre del proyecto:  
Estudio de Detalle parcela RE-H-06 SP 4.2 "Doña María Norte"  
PGOU de Benalmádena, Málaga

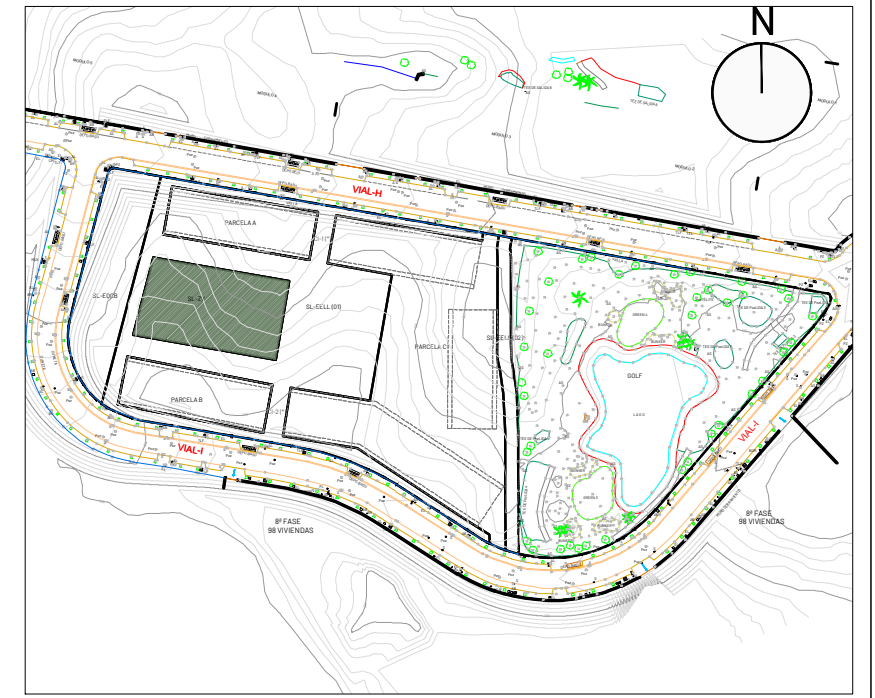
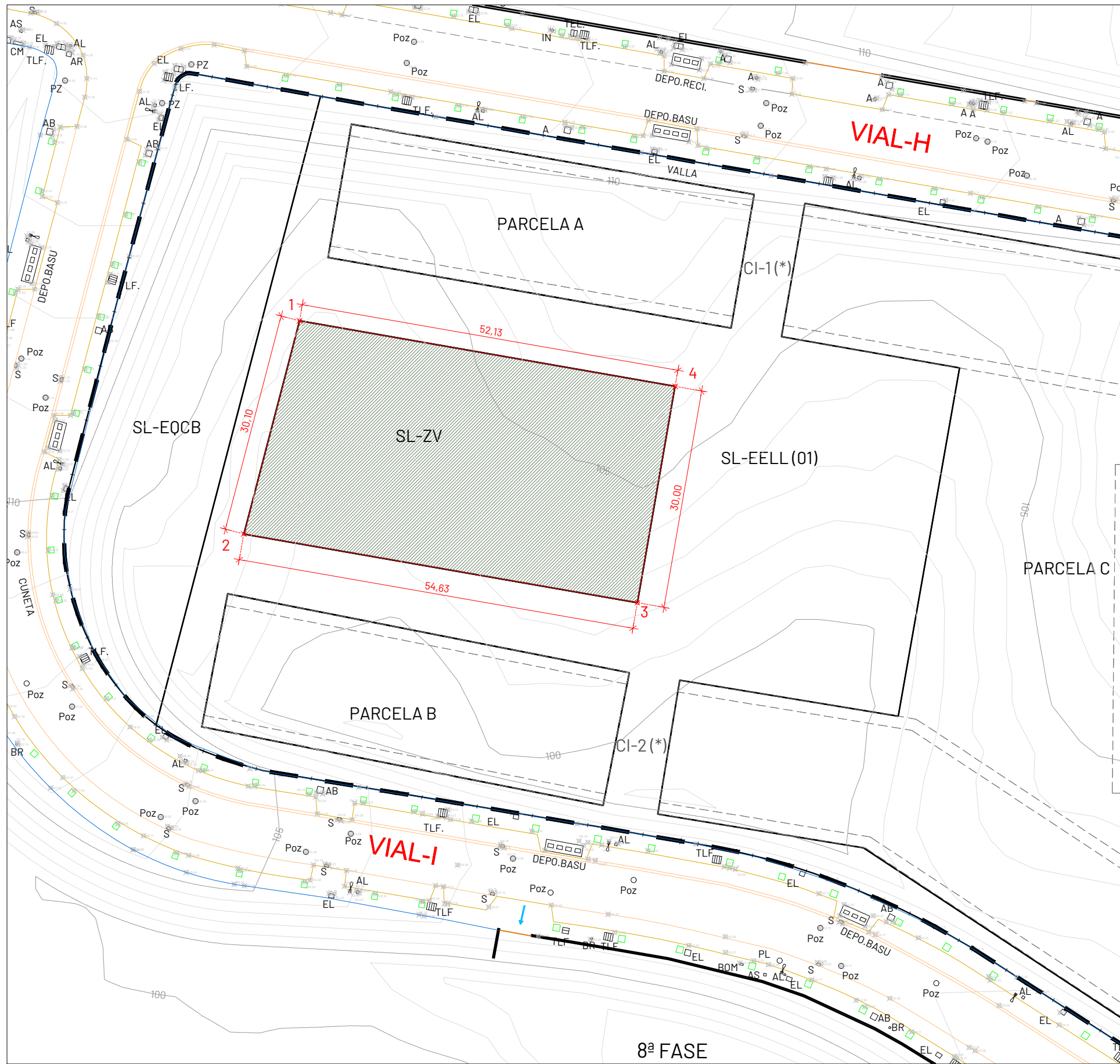
Designación de plano:  
FINCA RESULTANTE GOLF (DOTACIONAL PRIVADO ZV)  
Fecha: Marzo-2026  
Código: UPP-2507  
Escala: 1/600

Nº de plano:  
**4**  
Hoja:  
1 DE 1



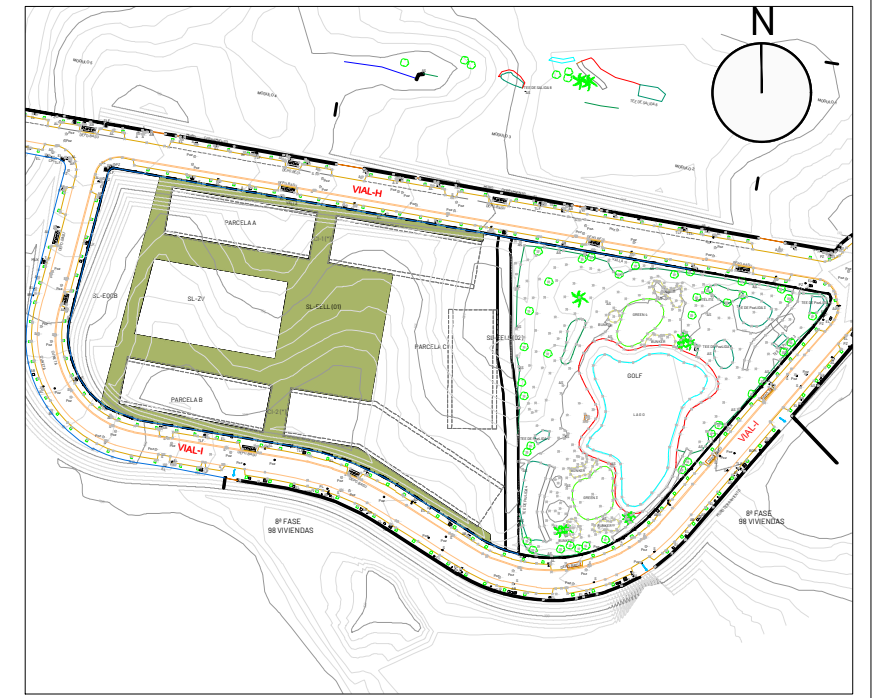
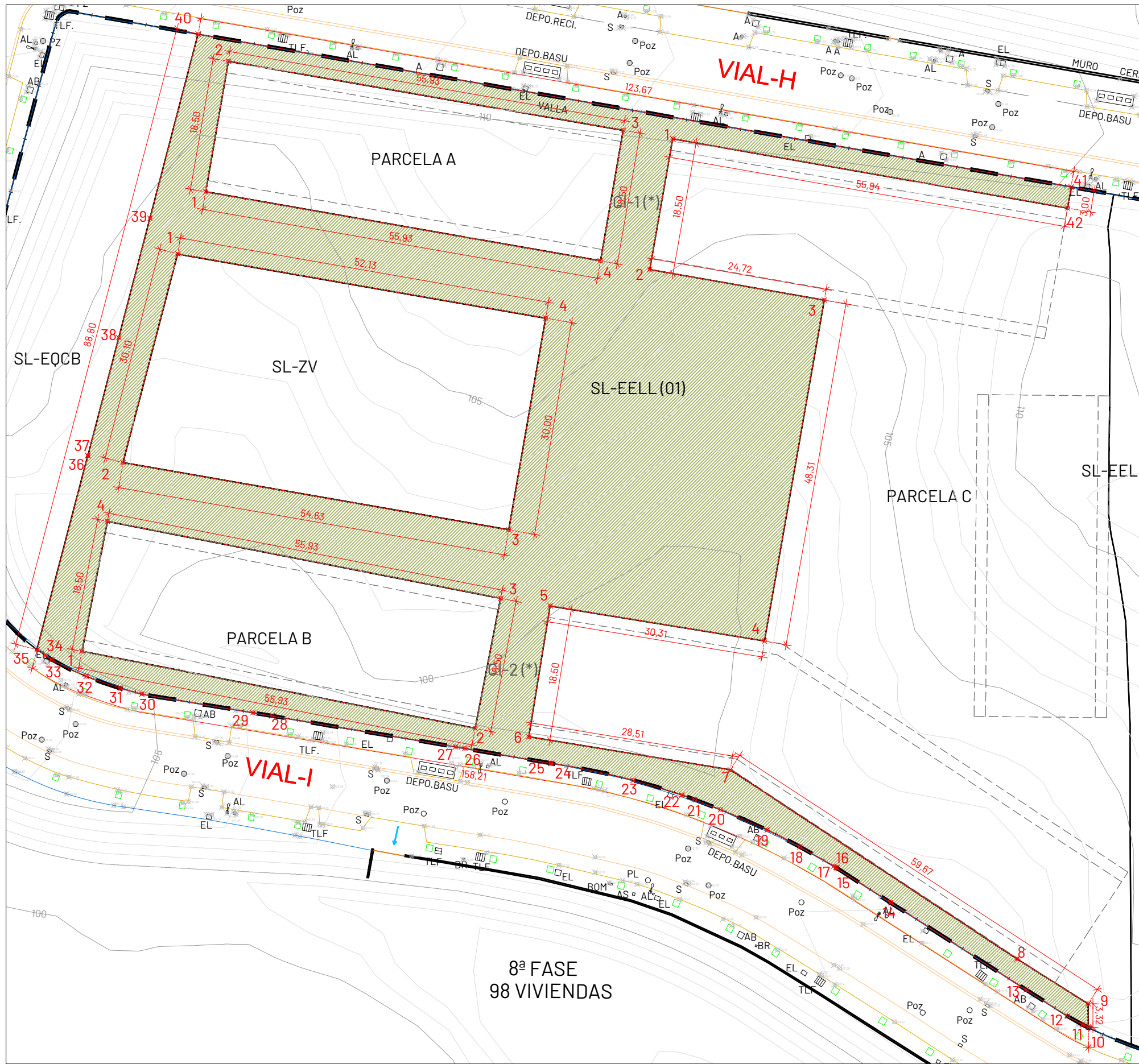
| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO              |
|------------|-----------------------|-----------------------------|------------------|
| SL EQ      | 1.569,63              | --                          | SL EQUIPAMIENTOS |

| SL-EQCB |            |             |
|---------|------------|-------------|
| Punto   | Coord. X   | Coord. Y    |
| 1       | 360857,158 | 4051011,174 |
| 2       | 360843,077 | 4051013,670 |
| 3       | 360840,925 | 4051014,063 |
| 4       | 360839,175 | 4051014,367 |
| 5       | 360838,875 | 4051014,334 |
| 6       | 360838,223 | 4051013,987 |
| 7       | 360837,764 | 4051013,622 |
| 8       | 360837,612 | 4051013,426 |
| 9       | 360837,443 | 4051013,064 |
| 10      | 360837,301 | 4051012,645 |
| 11      | 360836,730 | 4051010,608 |
| 12      | 360835,342 | 4051005,412 |
| 13      | 360833,550 | 4050998,702 |
| 14      | 360829,620 | 4050984,133 |
| 15      | 360826,550 | 4050972,261 |
| 16      | 360822,875 | 4050958,054 |
| 17      | 360822,253 | 4050954,396 |
| 18      | 360822,168 | 4050953,226 |
| 19      | 360822,117 | 4050951,719 |
| 20      | 360822,118 | 4050950,454 |
| 21      | 360822,174 | 4050948,602 |
| 22      | 360822,440 | 4050946,330 |
| 23      | 360823,417 | 4050942,167 |
| 24      | 360824,557 | 4050938,850 |
| 25      | 360826,438 | 4050934,891 |
| 26      | 360828,353 | 4050931,839 |
| 27      | 360830,666 | 4050928,933 |
| 28      | 360833,214 | 4050926,423 |
| 29      | 360834,678 | 4050925,265 |
| 30      | 360841,762 | 4050952,337 |
| 31      | 360841,767 | 4050952,355 |
| 32      | 360846,075 | 4050968,818 |
| 33      | 360850,429 | 4050985,460 |



| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO             |
|------------|-----------------------|-----------------------------|-----------------|
| SL ZV      | 1.601,32              | --                          | SL ZONAS VERDES |

| SL ZV |            |             |
|-------|------------|-------------|
| Punto | Coord. X   | Coord. Y    |
| 1     | 360854,297 | 4050980,500 |
| 2     | 360846,679 | 4050951,376 |
| 3     | 360900,492 | 4050941,986 |
| 4     | 360905,649 | 4050971,540 |



| SL EELL 01 |            |             |
|------------|------------|-------------|
| Punto      | Coord. X   | Coord. Y    |
| 1          | 360923,386 | 4050996,546 |
| 2          | 360920,191 | 4050978,324 |
| 3          | 360944,536 | 4050974,055 |
| 4          | 360936,182 | 4050926,473 |
| 5          | 360906,274 | 4050931,380 |
| 6          | 360903,279 | 4050913,124 |
| 7          | 360931,410 | 4050908,508 |
| 8          | 360971,425 | 4050882,114 |
| 9          | 360981,350 | 4050875,861 |
| 10         | 360981,386 | 4050872,544 |
| 11         | 360980,601 | 4050872,914 |
| 12         | 360978,477 | 4050874,107 |
| 13         | 360972,714 | 4050877,809 |
| 14         | 360953,777 | 4050889,974 |
| 15         | 360946,321 | 4050894,760 |
| 16         | 360946,153 | 4050894,860 |
| 17         | 360945,842 | 4050895,080 |
| 18         | 360941,131 | 4050897,762 |
| 19         | 360936,555 | 4050900,107 |
| 20         | 360930,043 | 4050902,951 |
| 21         | 360926,409 | 4050904,354 |
| 22         | 360924,653 | 4050904,987 |
| 23         | 360917,885 | 4050907,047 |
| 24         | 360906,428 | 4050909,409 |
| 25         | 360906,341 | 4050909,424 |
| 26         | 360894,386 | 4050911,490 |
| 27         | 360893,078 | 4050911,710 |
| 28         | 360867,489 | 4050916,027 |
| 29         | 360864,801 | 4050916,472 |
| 30         | 360849,296 | 4050919,056 |
| 31         | 360846,273 | 4050919,887 |
| 32         | 360841,547 | 4050921,531 |
| 33         | 360836,753 | 4050923,879 |
| 34         | 360835,928 | 4050924,415 |
| 35         | 360834,678 | 4050925,265 |
| 36         | 360841,762 | 4050952,337 |
| 37         | 360841,767 | 4050952,355 |
| 38         | 360846,075 | 4050968,818 |
| 39         | 360850,429 | 4050985,460 |
| 40         | 360857,158 | 4051011,174 |
| 41         | 360978,993 | 4050989,842 |
| 42         | 360978,475 | 4050986,887 |

| PARCELA A |            |             |
|-----------|------------|-------------|
| Punto     | Coord. X   | Coord. Y    |
| 1         | 360858,201 | 4050989,155 |
| 2         | 360861,385 | 4051007,379 |
| 3         | 360916,480 | 4050997,752 |
| 4         | 360913,296 | 4050979,528 |

| PARCELA B |            |             |
|-----------|------------|-------------|
| Punto     | Coord. X   | Coord. Y    |
| 1         | 360840,832 | 4050925,034 |
| 2         | 360895,819 | 4050914,284 |
| 3         | 360899,374 | 4050932,439 |
| 4         | 360844,487 | 4050943,189 |

| SL ZV |            |             |
|-------|------------|-------------|
| Punto | Coord. X   | Coord. Y    |
| 1     | 360854,297 | 4050980,500 |
| 2     | 360846,679 | 4050951,376 |
| 3     | 360900,492 | 4050941,986 |
| 4     | 360905,649 | 4050971,540 |

| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| SL EELL01  | 4,443,59              | --                          | SL ESPACIOS LIBRES |



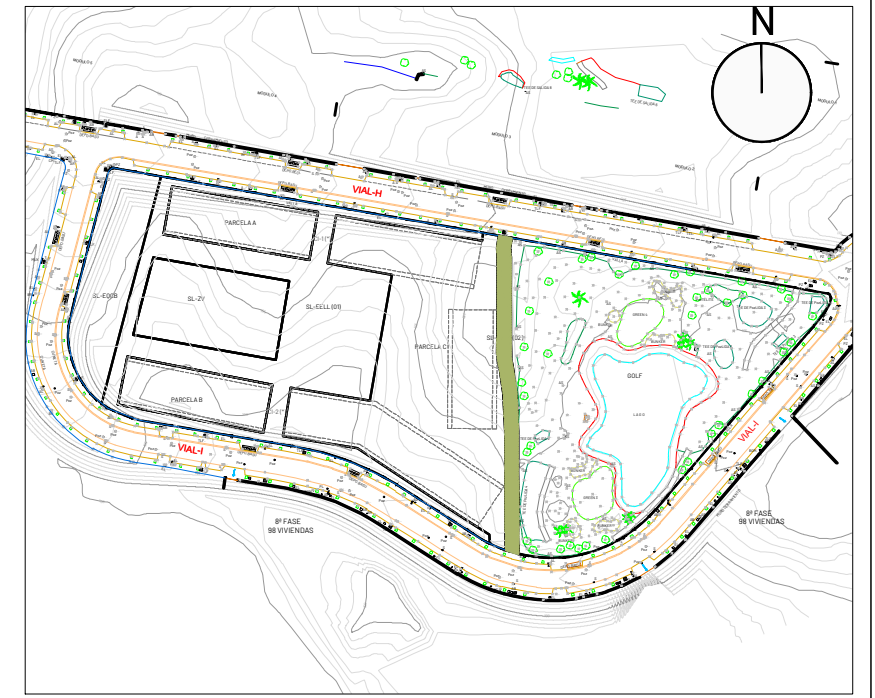
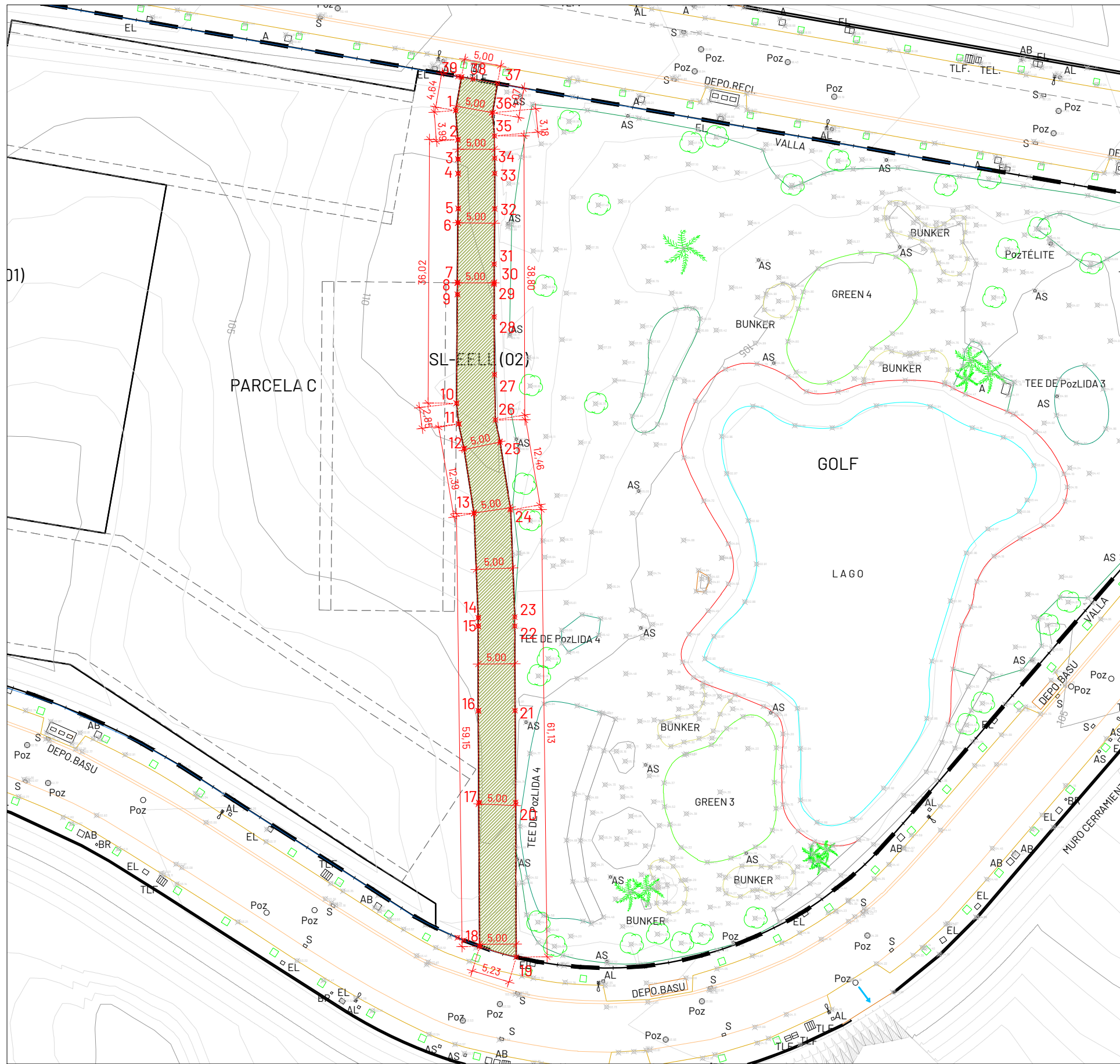
Promotor:  
**URBANIA RESI DEVELOPMENTS I, S.A**

Directores del proyecto:  
  
 CARMEN TORRALBA LOYO (ARQUITECTA COL. Nº 1969)  
  
 ENRIQUE DE LA TORRE LARA (I.C.C.P. COL. Nº 16917)

Nombre del proyecto:  
**Estudio de Detalle parcela RE-H-06 SP 4.2 "Doña María Norte" PGOU de Benalmádena, Málaga**

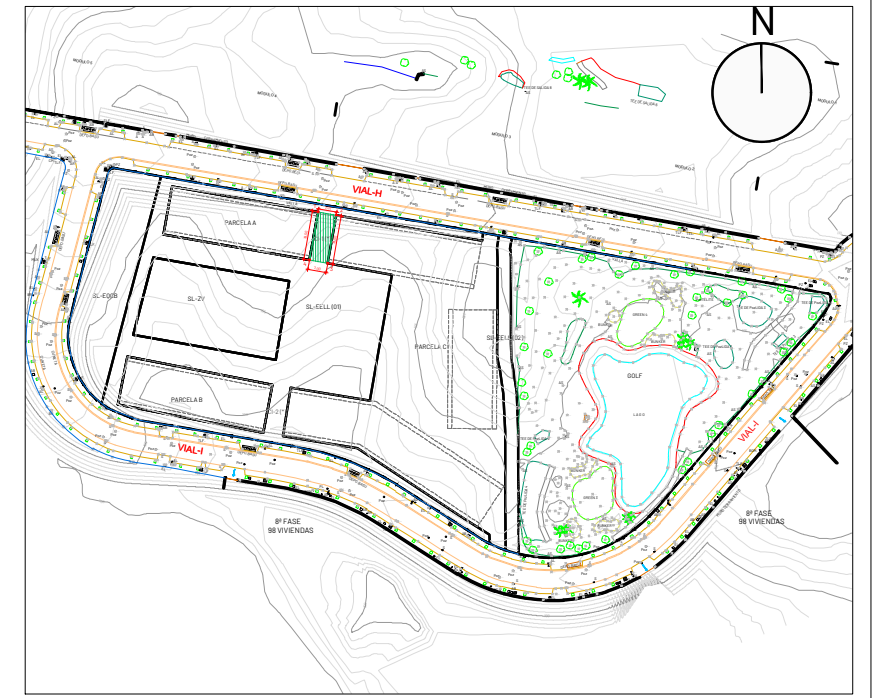
Designación de plano:  
**FINCA RESULTANTE SL EELL 01**  
 Fecha: Marzo-2026 Código: UPP-2507

Nº de plano:  
**7**  
 Escala: 1/600 Hoja: 1 DE 1



| SL EELL 02 |            |             |
|------------|------------|-------------|
| Punto      | Coord. X   | Coord. Y    |
| 1          | 360984,100 | 4050984,221 |
| 2          | 360984,411 | 4050980,241 |
| 3          | 360984,420 | 4050977,572 |
| 4          | 360984,427 | 4050975,588 |
| 5          | 360984,443 | 4050970,816 |
| 6          | 360984,420 | 4050968,881 |
| 7          | 360984,348 | 4050960,685 |
| 8          | 360984,364 | 4050960,684 |
| 9          | 360984,349 | 4050959,088 |
| 10         | 360984,205 | 4050944,225 |
| 11         | 360984,537 | 4050941,397 |
| 12         | 360985,235 | 4050938,024 |
| 13         | 360986,608 | 4050929,180 |
| 14         | 360987,187 | 4050914,916 |
| 15         | 360987,189 | 4050913,764 |
| 16         | 360987,208 | 4050902,210 |
| 17         | 360987,283 | 4050889,656 |
| 18         | 360987,378 | 4050870,033 |
| 19         | 360992,385 | 4050868,544 |
| 20         | 360992,283 | 4050889,683 |
| 21         | 360992,206 | 4050902,229 |
| 22         | 360992,189 | 4050913,772 |
| 23         | 360992,187 | 4050915,021 |
| 24         | 360991,592 | 4050929,666 |
| 25         | 360990,157 | 4050938,915 |
| 26         | 360989,530 | 4050941,942 |
| 27         | 360989,402 | 4050948,119 |
| 28         | 360989,342 | 4050956,024 |
| 29         | 360989,348 | 4050960,477 |
| 30         | 360989,348 | 4050960,694 |
| 31         | 360989,352 | 4050963,220 |
| 32         | 360989,443 | 4050970,794 |
| 33         | 360989,427 | 4050975,603 |
| 34         | 360989,420 | 4050977,701 |
| 35         | 360989,408 | 4050980,743 |
| 36         | 360989,121 | 4050983,906 |
| 37         | 360989,824 | 4050987,914 |
| 38         | 360986,449 | 4050988,515 |
| 39         | 360984,900 | 4050988,787 |

| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| SL EELL 02 | 598,99                | --                          | SL ESPACIOS LIBRES |



| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| SL EELL01  | 4.443,59              | --                          | SL ESPACIOS LIBRES |

| SL EELL 01(CI-1) |            |             |
|------------------|------------|-------------|
| Punto            | Coord. X   | Coord. Y    |
| 1                | 360916,480 | 4050997,752 |
| 2                | 360923,386 | 4050986,546 |
| 3                | 360920,191 | 4050978,324 |
| 4                | 360913,296 | 4050979,528 |



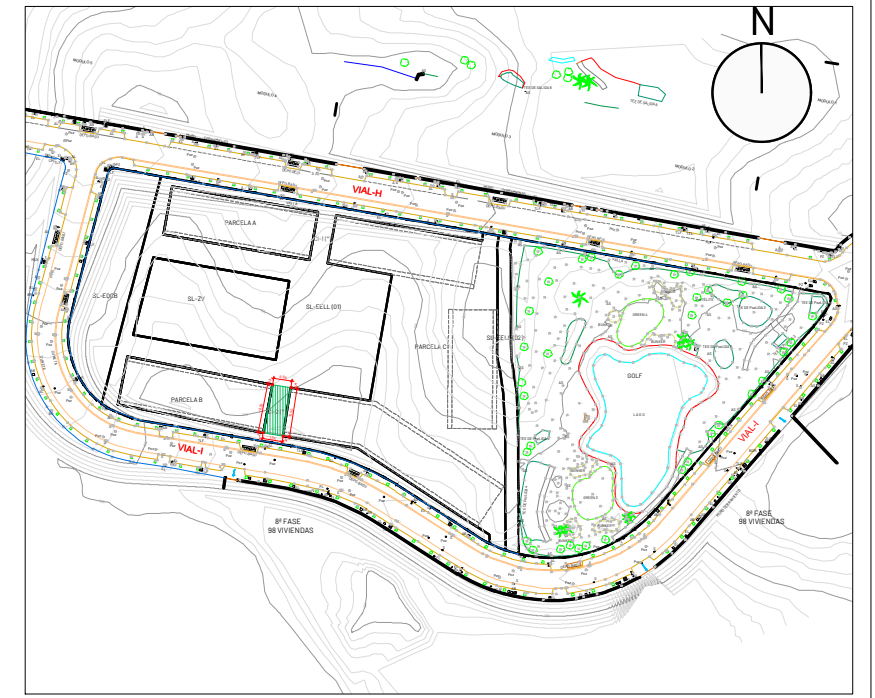
Promotor:  
URBANIA RESI DEVELOPMENTS I, S.A

Directores del proyecto:  
CARMEN TORRALBA LOYO (ARQUITECTA COL. Nº 1969)  
ENRIQUE DE LA TORRE LARA (I.C.C.P. COL. Nº 16917)

Nombre del proyecto:  
Estudio de Detalle parcela RE-H-06 SP 4.2 "Doña Maria Norte"  
PGOU de Benalmádena, Málaga

Designación de plano:  
FINCA RESULTANTE SL-EELL 01(CI-1)  
Fecha: Marzo-2026  
Código: UPP-2507  
Escala: 1/600

Nº de plano:  
**9**  
Hoja:  
1 DE 1



| PARCELA Nº | SUPERFICIE SUELO (m2) | SUPERFICIE EDIFICABLE (m2t) | USO                |
|------------|-----------------------|-----------------------------|--------------------|
| SL EELL01  | 4.443,59              | --                          | SL ESPACIOS LIBRES |

| SL EELL 01(CI-2) |            |             |
|------------------|------------|-------------|
| Punto            | Coord. X   | Coord. Y    |
| 1                | 360895,819 | 4050914,284 |
| 2                | 360899,374 | 4050932,439 |
| 3                | 360906,274 | 4050931,380 |
| 4                | 360903,279 | 4050913,124 |