

# Detached Villa in Los Almendros

Price € 2,600,000

Bedrooms	3
Bathrooms	3
Build Size	453 m <sup>2</sup>
Plot Size	5453 m <sup>2</sup>

## SETTING

- ✓ Country
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Urbanisation

## ORIENTATION

- ✓ East

## CONDITION

- ✓ Renovation Required
- ✓ Restoration Required

## POOL

- ✓ Private

## VIEWS

- ✓ Country
- ✓ Pool
- ✓ Forest

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Fiber Optic

## GARDEN

- ✓ Private

## PARKING

- ✓ Garage
- ✓ More Than One

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

Location: Puerto de Los Almendros, Benahavís

Plot Size: 5,000 m<sup>2</sup>

Existing Built Area: 453 m<sup>2</sup> (villa, porches, outbuildings - built 1977)

Buildable Area: Up to 1,000 m<sup>2</sup> (20% coefficient)

Asking Price: €2,300,000 (slightly negotiable)

## PROPERTY OVERVIEW

A rare opportunity to acquire a substantial 5,000 m<sup>2</sup> residential plot in the sought-after Los Almendros urbanisation, Benahavís. The site currently hosts a 1970s villa and ancillary buildings (total 453 m<sup>2</sup>), offering ample scope for redevelopment. With a building coefficient of 0.20, the plot potentially allows for up to 1,000 m<sup>2</sup> of above-ground construction — ideal for creating a modern luxury villa.

Set within a secure, low-density gated community, this plot offers exceptional privacy combined with open golf and mountain views. The existing villa is ideal for either a full redevelopment or a high-quality renovation.

## DEVELOPMENT POTENTIAL

There are two attractive development routes:

### 1. Full Redevelopment (Most Popular Option)

- Build up to 900 m<sup>2</sup> above ground (plus potentially a basement)
- Maximum height: 2 floors / 7 metres
- Minimum 3 m setbacks from boundaries
- Estimated construction cost for a modern 900 m<sup>2</sup> villa: €900,000 - €2,000,000 (dependent on finish)
- Demolition/preparation allowance: €100,000
- Expected resale value for a new 900 m<sup>2</sup> villa: €5.4M–€6.75M
- Likely ROI: ~25–30% based on current market conditions

### 2. Renovation & Extension of Existing Villa

- Existing structure: 453 m<sup>2</sup>
- Potential to add a second floor or extend within the 900 m<sup>2</sup> allowance
- Renovation budgets vary depending on scope, but typically €500,000–€600,000 for a full modernisation
- Faster project timeline and lower upfront cost
- Ideal for buyers wanting a personalised home without a full rebuild

## MARKET COMPARISONS

Recent listings in Los Almendros highlight strong demand for large, modern villas. Examples include:

- A contemporary 850 m<sup>2</sup> villa on a 4,800 m<sup>2</sup> plot with panoramic sea views and infinity pool, marketed at €4.95 million.
- A modernised 920 m<sup>2</sup> villa on a 5,200 m<sup>2</sup> plot with landscaped gardens and guest apartment, priced at €5.2 million.
- A newly built 870 m<sup>2</sup> villa on a 4,500 m<sup>2</sup> plot with designer interiors and private gym, available for €4.8 million.
- Premium new builds with exceptional design and views regularly exceed €6M

These comparables confirm the strong resale potential for a newly built villa on this plot. Given the larger-than-average 5,000 m<sup>2</sup> plot, this property offers exceptional long-term value and resale potential.

## INVESTMENT HIGHLIGHTS

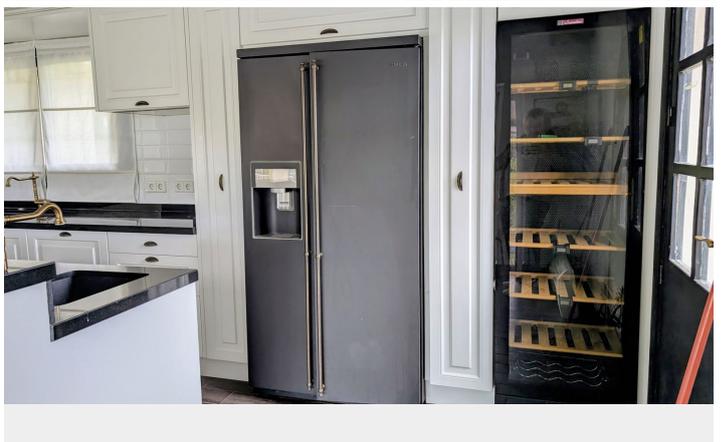
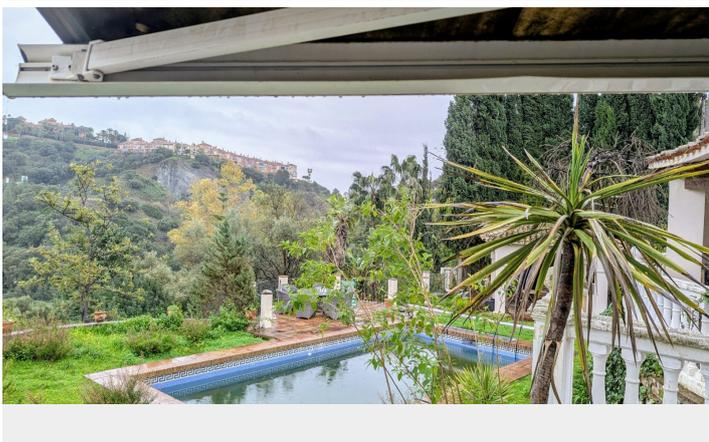
- Prime Benahavís location with panoramic views
- Large plot with generous building allowance

- Strong ROI potential based on comparable sales
- 10 minutes to Puerto Banús
- 15 minutes to Marbella
- 5 minutes to Monte Halcones (supermarket, cafés, pharmacy)
- Gated community with 24/7 security
- Surrounded by top golf courses, international schools, and luxury amenities

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# GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)