



# Detached Villa in Benahavís

Price € 2,650,000

Bedrooms	3
Bathrooms	3
Build Size	452 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Plot Size	5497 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Golf
- ✓ Pool
- ✓ Panoramic
- ✓ Lake

## FEATURES

- ✓ Covered Terrace
- ✓ Guest Apartment
- ✓ Fitted Wardrobes
- ✓ Marble Flooring
- ✓ Private Terrace

## FURNITURE

- ✓ Not Furnished

## GARDEN

- ✓ Private

## PARKING

- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

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## Frontline Golf Villa in Puerto del Almendro, Benahavís

Located in the established residential area of Los Almendros / Puerto del Almendro, this frontline golf villa sits on a 5,000 m<sup>2</sup> private plot overlooking Los Arqueros Golf, with San Pedro de Alcántara just 9 minutes away.

Built in 1977, the property is mainly arranged across one level and offers an excellent foundation for renovation in one of Benahavís' most established residential settings.

### Property Details

- \* 452 m<sup>2</sup> built
- \* 3 bedroom suites in the main house
- \* Separate staff or guest apartment
- \* 4 bathrooms
- \* Spacious living and dining areas
- \* Large kitchen with vaulted ceiling
- \* Garage
- \* Storage room
- \* Fitted wardrobes
- \* Air conditioning
- \* Private swimming pool
- \* Mature gardens
- \* Terraces
- \* South-facing orientation

### The Opportunity

This is a property where the real value lies in the plot, the location, and the opportunity to create a home on a scale that better reflects the setting.

The existing villa already provides a substantial footprint, but for a 5,000 m<sup>2</sup> frontline golf plot in this location, it is currently underbuilt, creating clear scope for expansion, redesign, and repositioning, subject to planning permissions.

### Key highlights:

- \* Frontline golf position overlooking Los Arqueros
- \* Quiet established gated residential setting
- \* Excellent privacy
- \* Large private plot
- \* South East orientation
- \* Separate staff or guest accommodation
- \* Fast access to San Pedro, Guadalmina, Puerto Banús and Marbella

For a buyer looking to create a long-term family home or a bespoke residence tailored to modern living, this is a compelling starting point.

Large frontline plots in established Benahavís locations rarely become available.

[View Property Online](#)

# GALLERY







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