





# Detached Villa in Benahavís

Price € 6,900,000

|            |                     |
|------------|---------------------|
| Bedrooms   | 4                   |
| Bathrooms  | 2                   |
| Build Size | 373 m <sup>2</sup>  |
| Terrace    | 2501 m <sup>2</sup> |
| Plot Size  | 2874 m <sup>2</sup> |

## SETTING

- ✓ Frontline Golf
- ✓ Mountain Pueblo
- ✓ Close To Marina
- ✓ Country
- ✓ Close To Golf
- ✓ Urbanisation
- ✓ Village
- ✓ Close To Shops

## ORIENTATION

- ✓ North
- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Room For Pool

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Country
- ✓ Courtyard
- ✓ Panoramic
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Guest Apartment
- ✓ Access for people with reduced mobility
- ✓ Restaurant On Site
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Bar
- ✓ Staff Accommodation
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private
- ✓ Easy Maintenance

## PARKING

- ✓ Open
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Gas
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Telephone

## CATEGORY

- ✓ Golf
  - ✓ Investment
  - ✓ Luxury
- 

Exclusive Investment Opportunity in Benahavís, Costa del Sol

This is an exclusive listing

All agent inquiries must go through us as the primary contact.

### Property Overview

#### Benahavís: Market Insights

- 2024 Luxury Market Growth: +20% YOY | Over €3.2B invested
- Average Price: €5,289/m<sup>2</sup> (among the highest in Andalusia)
- Rental Demand: High yield | Avg. rents above €17/m<sup>2</sup>
- Neighboring Prestige: Minutes from La Zagaleta, where homes average €12.3M

#### Lifestyle & Location Highlights

- Dining: Michelin-starred restaurants, tapas bars, wine tastings
- Golf & Leisure: Access to La Zagaleta, premier courses nearby
- Beaches: 10 minutes to San Pedro & Puerto Banús
- Outdoor: Gorge walks, biking trails, river trekking
- Wellness & Shopping: Yoga retreats, luxury spas, La Cañada
- Education: Top international schools nearby
- Access: 45 min to Málaga Airport | 1 hr to Gibraltar

#### Ideal Development Concepts

1. Ultra-Luxury Villa
2. 2-3 Boutique Villas
3. Signature Restaurant
4. Eco-Luxury Boutique Hotel
5. Artisan Retreat or Cultural Hub
6. Luxury Co-Working Retreat

#### Investment Highlights

- Size: 2,874 m<sup>2</sup> — flexible development potential
- Zoning: Confirmed urban classification
- Access: Dual-road potential for private/public entry
- Models: Passive (villa), Semi-active (hotel), Active (restaurant)
- Time Horizon: Fast-turn (villa) vs. brand-build (restaurant/hotel)

#### Top 3 Development Strategies

1. 1-2 Luxury Villas: Quick ROI via off-plan or completed sales

2. Boutique Signature Restaurant: Elevated lifestyle branding

3. Eco-Boutique Hotel: Brand growth + long-term yield

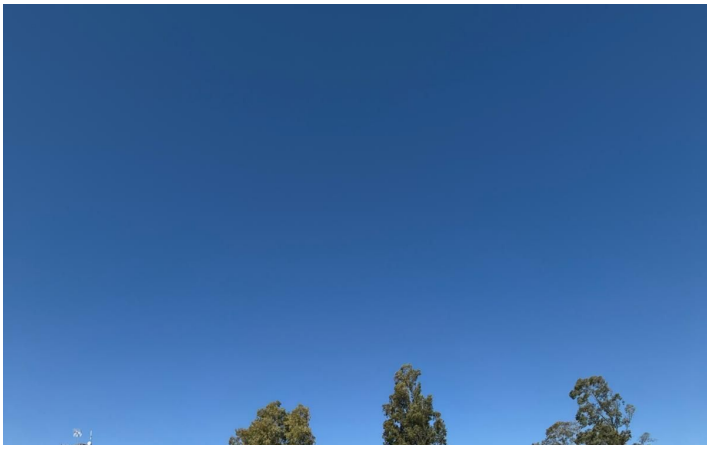
#### Quick Master Plan Suggestion

- Build a luxury villa at the rear of the plot
- Develop a destination restaurant at the front (roadside)
- Link both with a landscaped courtyard or vineyard
- Host retreats, weddings, and private events

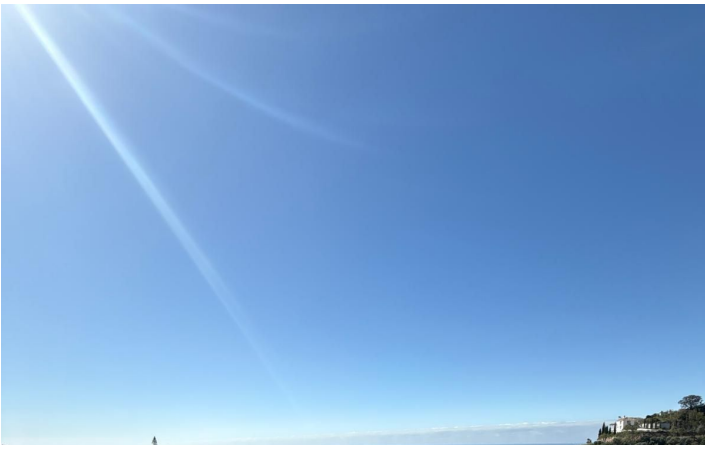
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# GALLERY









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