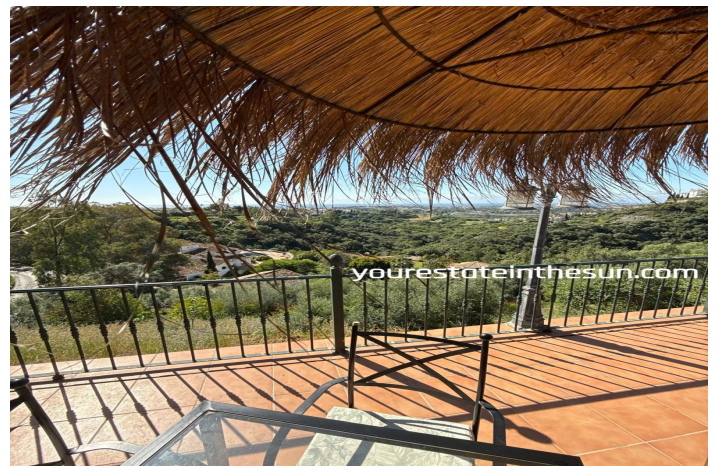




## Detached Villa for sale in Benahavís, Benahavís

6,900,000 €

Reference: R5017921 Bedrooms: 4 Bathrooms: 2 Build Size: 373m<sup>2</sup> Terrace: 2,501m<sup>2</sup>





## Costa del Sol, Benahavís

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



## Features:

### Features

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

### Orientation

North  
 South

### Climate Control

Air Conditioning

Bar

### Views

Sea  
 Panoramic  
 Country  
 Garden  
 Urban  
 Courtyard

### Setting

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

### Condition

Excellent

### Pool

Room for Pool

### Garden

Communal  
 Private  
 Easy Maintenance

### Furniture

Optional

### Parking

Private  
 More Than One  
 Open

### Kitchen

Fully Fitted

### Utilities

Electricity  
 Drinkable Water  
 Photovoltaic solar panels  
 Telephone  
 Gas

### Category

Investment  
 Golf  
 Luxury