



Detached Villa for sale in Benahavís, Benahavís

2,300,000 €

Reference: R5527336 Bedrooms: 5 Bathrooms: 4 Build Size: 540m² Terrace: 122m²





Costa del Sol, Benahavís

An excellent opportunity to acquire a substantial independent property, located in Benahavis, one of the most established, private and secure residential developments, within a peaceful natural setting and just a few minutes' walk from the village centre. The property offers outstanding potential for conversion into a spacious private residence, thanks to its generous proportions, three-level layout, extensive terraces and a plot of approximately 1,345 m².

The property is currently legally designated for commercial use and not for residential use. In order to use the property legally as a dwelling, the corresponding change of use to residential would need to be processed, subject to planning compatibility, compliance with the applicable technical regulations and the granting of all licences, approvals and administrative authorisations required by the competent authorities.

The property is therefore being marketed for its residential conversion potential, and this advertisement should not be understood as implying that the change of use has already been approved or granted.

The building is distributed over three floors, offering a total approximate internal usable area of 452 m²:

Basement level: 237 m²

Ground floor: 180 m²

First floor: 45 m²

In addition to the internal accommodation, the property benefits from three spacious terraces, with a combined approximate area of 122 m², providing excellent potential to create different outdoor living, relaxation and entertainment areas.

The property stands on a plot of approximately 1,345 m², offering privacy, a generous sense of space and exceptional potential to create a distinctive private residence in one of Benahavís' most attractive residential locations.

Due to its size and configuration, the property could accommodate a substantial residential project with generous living areas, several bedrooms and suites, leisure spaces, a gym, wellness area, home office, cinema room or other bespoke spaces tailored to the future owner's requirements, always subject to the corresponding technical project and the necessary administrative approvals.

The property is located in El Casar, a well-regarded residential development next to the village of Benahavís, known for its tranquillity, privacy, natural surroundings and high standard of maintenance.

The development offers residents three outdoor swimming pools, an indoor heated pool, gym, sauna, fitness facilities and a social club, creating a particularly comfortable environment both for permanent residence and extended stays throughout the year.

The information provided is for general information purposes only and is based on the data available at the time of publication. The property is currently legally designated for commercial use. Any conversion or use as a residential dwelling will be subject to obtaining the corresponding change of use, licences and any other administrative approvals required by law. Areas, features, conditions, planning feasibility and all other details should be independently verified by the interested party during the acquisition process. The information may be subject to change, errors or omissions and does not, in itself, constitute a contractual offer.

Taxes and purchase costs are not included in the price.



Features:

Features

Covered Terrace
Private Terrace
Storage Room
Double Glazing
Fitted Wardrobes
Utility Room
WiFi
Gym
Fiber Optic
Solarium
Guest Apartment
Basement
Sauna

Views

Mountain

Pool

Communal
Heated
Indoor
Children`s Pool

Garden

Communal
Easy Maintenance

Utilities

Electricity
Telephone

Energy Rating

C

Orientation

East
South
West
South East
South West

Setting

Close To Golf
Urbanisation
Close To Shops
Close To Town
Close To Schools
Town
Mountain Pueblo
Close To Forest

Furniture

Not Furnished
Optional

Security

Gated Complex
Alarm System

Category

Investment

Climate Control

Air Conditioning
Cold A/C
Hot A/C
Fireplace
U/F Heating
U/F/H Bathrooms
Central Heating

Condition

Excellent
Recently Refurbished
Recently Renovated

Kitchen

Partially Fitted

Parking

Underground
Garage
Private
More Than One

CO2 Emission Rating

C