# Detached Villa in Benahavís – 4 bedrooms – 2 baths

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| Bedrooms | **4** | Bathrooms | **2** | Built | **373m2** | Plot | **0m2** |
| **R5017921** | | **property** | | **Benahavís** | | **6.900.000€** | |

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/m² (among the highest in Andalusia) - Rental Demand: High yield | Avg. rent: above €17/m² - 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 m² — 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 In compliance with Royal Decree 218/2005 of 11 October, approving the Consumer Information Regulations governing the sale and rental of homes in Andalucía, we inform you that the advertised price does not include Property Transfer Tax (ITP), Notary fees, Land Registry fees or any other costs associated with the purchase. Whilst every effort has been made to ?ensure ?the ?accuracy ?of ?this advertisement, the information provided ?is ?subject ?to errors, omissions, ?price changes or withdrawal ?without prior notice and ?does ?not ?form ?part ?of ?any ?contract.

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| Bar | Bar | Barbecue |
| Covered Terrace | Disabled Access | Ensuite Bathroom |
| Fiber Optic | Guest Apartment | Private Terrace |
| Restaurant On Site | Staff Accommodation | Storage Room |
| WiFi | | |