

# Bar in Benahavís – –

Bedrooms

4

Bathrooms

2

Built

373m<sup>2</sup>

Terrace

2501m<sup>2</sup>

**R5017921**

**property**

**Benahavís**

**6.900.000€**

Exclusive Investment Opportunity in Benahavís, Costa del Sol This is an exclusive listing with YourEstateInTheSun.com. All agent inquiries must go through YourEstateInTheSun.com as the primary contact. Property Overview: Benahavís, Costa del Sol. Market Insights: 2024 Luxury Market Growth: +20% over €3.2B invested - Average price: €5,289/m<sup>2</sup> (among the highest in Andalusia) - Rental Potential: 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 Banus - 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

Access for people with reduced mobility

Access for people with reduced mobility

Barbecue

Covered Terrace

Bar

Fiber Optic

Guest Apartment

Ensuite Bathroom

Restaurant On Site

Staff Accommodation

Private Terrace

WiFi

Storage Room