

Sales - Commercial - Benahavís
6.900.000€



Ref.-ID: MIBGR5017921



4

Benahavís



2



373 m²

Commercial

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: 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. rents 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

Setting	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Frontline Golf <input checked="" type="checkbox"/> Country <input checked="" type="checkbox"/> Village <input checked="" type="checkbox"/> Mountain Pueblo <input checked="" type="checkbox"/> Close To Golf <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Marina <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> North <input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Room For Pool	<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Country <input checked="" type="checkbox"/> Panoramic <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Courtyard <input checked="" type="checkbox"/> Urban
Features	Furniture	Kitchen	Garden	Parking	Utilities
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Guest Apartment <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Bar <input checked="" type="checkbox"/> Barbeque <input checked="" type="checkbox"/> Restaurant On Site <input checked="" type="checkbox"/> Staff Accommodation <input checked="" type="checkbox"/> Fiber Optic	<input checked="" type="checkbox"/> Optional	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Easy Maintenance	<input checked="" type="checkbox"/> Open <input checked="" type="checkbox"/> More Than One <input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Photovoltaic solar panels
Category					
<input checked="" type="checkbox"/> Golf <input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Luxury					