

**Sales - Commercial - Benahavís**  
**6.900.000€**

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**Ref.-ID: MIBGR5017921**

**Benahavís**

**Commercial**



**4**



**2**



**373 m2**

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

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

**Category**

✓

Golf

✓

Investment

✓

Luxury