MIBGROUP.ES

Sales - House - Benahavís

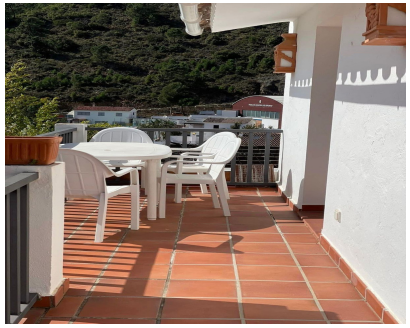
2.495.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR5407951 **Benahavís** **House**

8 **8** **400 m2** **1150 m2**

This is the number one house in Benahavís Village — the most iconic and distinctive property in the entire village. It enjoys an exceptional elevated position at the very top of the village, offering complete privacy, breathtaking views, and a peaceful natural environment. At the same time, it is just a short walk down to the center of Benahavís, with its restaurants, shops, and village amenities. Properties of this nature rarely come onto the market. Homes in this location are typically held within families for generations. The property is highly versatile and offers many possible uses: * Prestigious private residence * Multi-generational family home * Rental investment with multiple apartments * Boutique bed & breakfast * Wellness retreat (yoga, retreats, events) * Exclusive venue for small weddings and private gatherings The house is fully legal, including all existing built areas. It is larger than what current planning regulations would permit today, which adds significant value. While the property cannot be extended in height or footprint, the existing structure can be extensively renovated and reconfigured. An architect has already prepared a concept showing how the property could be converted into approximately six spacious apartments, although alternative layouts with more smaller units are also possible. Current Layout and Condition The property is currently habitable and can be occupied immediately. Renovation can be done gradually while living in the house, or it can be fully redeveloped. It currently includes: * One studio apartment * One one-bedroom apartment * Potential to create an additional apartment above the garage The structure is solid and in functional condition, with: * No humidity issues * Fully operational plumbing and electrical systems * Fiber-optic internet throughout * Air conditioning and central heating Energy and Utilities The property benefits from a substantial solar panel installation that significantly reduces energy costs. There is also a large utility/storage area beneath the installation. The house can additionally operate on gas if preferred. Renovation Potential A full high-end renovation is estimated at approximately □300,000, depending on the final specification and design level. Additional Urban Plot The property includes an additional urban plot registered in the cadastral records, offering further development potential and significant added value. There is an existing option-to-purchase arrangement from the previous ownership, which is fully documented and not considered a legal issue. Legal and Planning Status * All existing constructions are fully legal * Properly registered in the cadastral system * Documentation available * Building permits can be applied for in accordance with planning regulations Please note that the property is located on rustic land, so it cannot be licensed as a hotel. However, private accommodation uses such as a boutique B&B are possible. Security and Surroundings The property is fully fenced and gated. Benahavís is one of the safest and most exclusive municipalities on the Costa del Sol, known for its high quality of life and strong local infrastructure. The surrounding area includes: * La Zagaleta, one of Europe’s most exclusive residential estates * La Quinta Golf & Country Club * More than a dozen golf courses * Several five and six-star luxury hotels Benahavís is widely recognized for its safety, natural beauty, and luxury lifestyle. This property represents a rare opportunity to acquire a landmark home in the village with outstanding potential for residential or investment use.

Setting
- ✔ Country
- ✔ Village
- ✔ Mountain Pueblo
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Forest

Orientation
- ✔ South Facing

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Forest Views