

**Sales - Commercial - Benahavís**

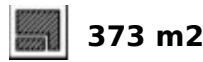
**6.900.000€**



4



2



373 m2

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/m<sup>2</sup> (among the highest in Andalusia) - Rental Demand: 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 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 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

**Setting**

- ✓ Frontline Golf
- ✓ Country
- ✓ Village
- ✓ Mountain Pueblo
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Marina
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Luxury

**Orientation**

- ✓ North
- ✓ South

**Views**

- ✓ Sea
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard
- ✓ Urban

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Easy Maintenance

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Bar
- ✓ Barbeque
- ✓ Restaurant On Site
- ✓ Staff Accommodation
- ✓ Fiber Optic

**Parking**

- ✓ Open
- ✓ More Than One
- ✓ Private

**Pool**

- ✓ Room For Pool

**Furniture**

- ✓ Optional

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas
- ✓ Photovoltaic solar panels







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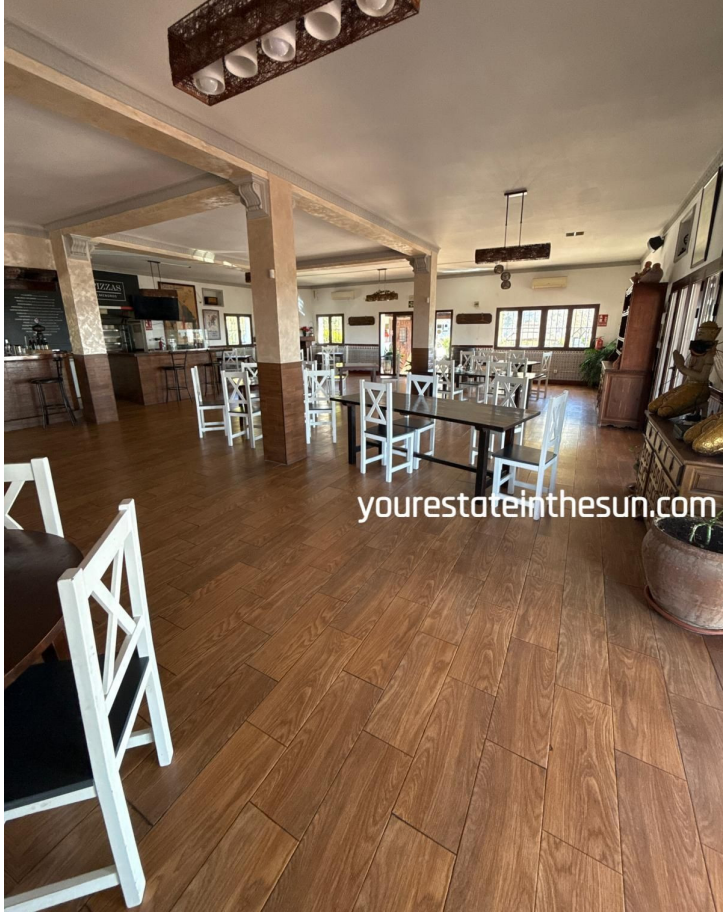


























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