

**Ref.-ID: MIBGR5237047**

**Benahavís**

**House**



**4**



**4.5**



**759 m2**



**5227 m2**

Exclusive Investment Opportunity in a Prime Marbella Location An exceptional property set in one of Marbella’s most prestigious and well-connected residential areas. Surrounded by international schools, championship golf courses, luxury shopping, and pristine beaches, this villa enjoys a location that consistently commands high demand and long-term value. Unrivalled Development & Investment Potential Positioned on a generous plot, the property offers rare possibilities for expansion. With the appropriate permissions, additional villas can be developed, creating a boutique residential project or private estate. Alternatively, the existing home presents an outstanding renovation opportunity, allowing you to modernise and elevate the villa while preserving its authentic Andalusian charm. **Elegant Interior Living** The main lounge features impressive gabled ceilings and is thoughtfully arranged into multiple refined ambiances — a cozy fireside sitting area, a formal dining zone, and a piano lounge. Large windows bathe the interior in natural light and reveal the villa’s serene atmosphere. The fully fitted kitchen offers everyday comfort with a breakfast corner, walk-in pantry, and adjacent laundry room. Three en-suite bedrooms are located on the main floor, including a bright and private master suite with direct garden access. **Flexible Lower Level** An additional bedroom with a private entrance is ideal for guests or staff. This floor also includes storage and a two-car garage, with ample potential to create premium extras such as a home cinema, gym, wine cellar, or independent apartment. **Private Mediterranean Garden** The manicured garden features mature trees, colourful landscaping, and a private swimming pool, offering an idyllic outdoor setting for relaxation and entertaining. Additional exterior parking enhances practicality. **A Rare Marbella Opportunity** Blending a prestigious location, substantial development prospects, and timeless Andalusian character, this villa represents a unique chance to create an exceptional residence or a high-value investment in one of Marbella’s most desirable neighbourhoods.

**Orientation**

- ✓ South
- ✓ South West

**Condition**

- ✓ Good

**Pool**

- ✓ Private

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private
- ✓ Landscaped

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Garage
- ✓ More Than One
- ✓ Private

**Category**

- ✓ Investment















