

**Ref.-ID: MIBGR5387629**

**Benahavís**

**House**



**3**



**3**



**452 m2**



**5000 m2**

Frontline Golf Villa in Puerto del Almendro, Benahavís Located in the established residential area of Los Almendros / Puerto del Almendro, this frontline golf villa sits on a 5,000 m<sup>2</sup> private plot overlooking Los Arqueros Golf, with San Pedro de Alcántara just 9 minutes away. Built in 1977, the property is mainly arranged across one level and offers an excellent foundation for renovation in one of Benahavís' most established residential settings. Property Details \* 452 m<sup>2</sup> built \* 3 bedroom suites in the main house \* Separate staff or guest apartment \* 4 bathrooms \* Spacious living and dining areas \* Large kitchen with vaulted ceiling \* Garage \* Storage room \* Fitted wardrobes \* Air conditioning \* Private swimming pool \* Mature gardens \* Terraces \* South-facing orientation The Opportunity This is a property where the real value lies in the plot, the location, and the opportunity to create a home on a scale that better reflects the setting. The existing villa already provides a substantial footprint, but for a 5,000 m<sup>2</sup> frontline golf plot in this location, it is currently underbuilt, creating clear scope for expansion, redesign, and repositioning, subject to planning permissions. Key highlights: \* Frontline golf position overlooking Los Arqueros \* Quiet established gated residential setting \* Excellent privacy \* Large private plot \* South East orientation \* Separate staff or guest accommodation \* Fast access to San Pedro, Guadalmina, Puerto Banús and Marbella For a buyer looking to create a long-term family home or a bespoke residence tailored to modern living, this is a compelling starting point. Large frontline plots in established Benahavís locations rarely become available.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Garden**

- ✓ Private

**Orientation**

- ✓ South East

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Lake

**Parking**

- ✓ More Than One
- ✓ Private

**Condition**

- ✓ Renovation Required

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Marble Flooring

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Pool**

- ✓ Private

**Furniture**

- ✓ Not Furnished











































