

**Продажа - Дом - Benahavís**  
**2.650.000€**



**Ref.-ID: MIBGR5387629**

**Benahavís**

**Дом**



**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.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**Состояние**

- ✓ Нужен ремонт

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**ВИД**

- ✓ Горы
- ✓ Гольф
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Озеро

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Апартаменты для гостей
- ✓ Мраморные полы

**Мебель**

- ✓ Без мебели

**Сад**

- ✓ Приватный

**Парковка**

- ✓ Более чем один
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода