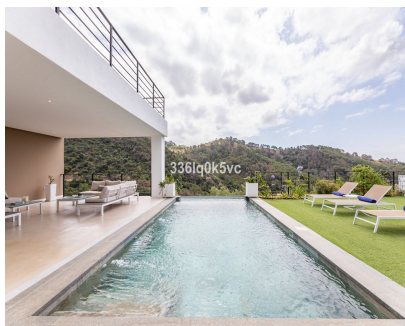


Продажа - Дом - Benahavís  
3.950.000€



Ref.-ID: MIBGR5494027

Benahavís

Дом

Коммунальные: 3,492 EUR /  
год

ИБИ: 1,330 EUR / год

Мусор: 18 EUR / год



6



7



456 m2



3650 m2

Exceptional 6-Bedroom Investment Villa in Monte Mayor, Benahavís A truly unique opportunity to acquire a beautifully designed 6-bedroom villa in the exclusive Monte Mayor community of Benahavís, created with both luxury living and investment potential in mind. Purpose-built as an investment property, the villa holds a rental licence and has demonstrated exceptional summer rental performance, achieving up to €1,400 per day. The intelligent design and flexible layout allow the property to be operated either as a single luxury villa or as separate accommodation units, creating a range of potential income streams and business opportunities. Its configuration also makes it particularly suited to a boutique hotel for groups of golfers or holidaymakers a wellness retreat or yoga retreat, subject to any necessary approvals and licences. A Sanctuary Designed Around Wellbeing The villa has been thoughtfully designed using Feng Shui building principles, creating a peaceful and tranquil environment that blends indoor and outdoor living. With 6 spacious bedrooms, each with its own private balcony, and 7 bathrooms, the property offers exceptional flexibility for both private ownership and commercial use. Impressive Dimensions 456 m<sup>2</sup> built area +226 m<sup>2</sup> of private terraces 3,650 m<sup>2</sup> plot 6 bedrooms 7 bathrooms Private balconies to every bedroom Flexible configuration for single-villa or multi-unit use Existing rental licence Further Development Potential Unfinished 4th floor: approx. 100 m<sup>2</sup> Parking: Space for 5-6 vehicles Pool & Garden: Private pool, mature trees and approx. 600 m<sup>2</sup> of lawn Construction Quality & Highlights Built with durability and comfort in mind: Superior insulated panels High earthquake resistance and fire safety standards Premium glazing 16 deep concrete pillars (9 meters) ensure , optimal stability on the sloped terrain Main House Features Courtyard with fountain Elegant reception and main living room with double-height ceilings Private office and guest WC Kitchen with separate rear access (25 m<sup>2</sup>) Overlooking gallery (16 m<sup>2</sup>) Master suite with en-suite bath (60 m<sup>2</sup> + 60 m<sup>2</sup> terrace) Guest House Features Striking atrium entry Five additional suites, each featuring a private bathroom and balcony (each approx. 35 m<sup>2</sup> + 9 m<sup>2</sup> balcony). Wine cellar / storage room (19 m<sup>2</sup>) Covered poolside terrace (40 m<sup>2</sup>) Two Multi-use rooms -gym/laundry/storage (each 22m<sup>2</sup>) The property also benefits from a basement area with potential for completing the conversion, offering the opportunity to create additional bespoke facilities such as a private cinema, gym, spa or beauty/wellness area, depending on the new owner's vision and any required permissions. Whether acquired as a luxury family residence, a high-end holiday rental investment or the foundation for a boutique hospitality or wellness concept, this property offers an unusually versatile proposition in one of Benahavís' most sought-after settings. A rare opportunity to acquire a substantial, income-generating villa with significant scope for further development and a variety of future business possibilities — surrounded by nature, close to world-class golf and within easy reach of Marbella, Puerto Banús and the Mediterranean coast. Monte Mayor – Privacy, Nature & Prestige Set within the hills of Benahavís, Monte Mayor is one of the Costa del Sol's most exclusive low-density residential communities, surrounded by protected countryside, mature vegetation and dramatic mountain scenery. The estate extends across more than 330 hectares, with over half of the land remaining green and undeveloped, creating an exceptional sense of privacy and space. Despite its peaceful mountain setting, Monte Mayor is remarkably well positioned. The coast and the sophisticated lifestyle destinations of Marbella, Puerto Banús and San Pedro Alcántara are approximately 15 minutes away by car, offering easy access to beaches, restaurants, shopping, nightlife and international amenities. The elevated position also provides many properties within the community with panoramic views towards the Mediterranean, Gibraltar and the North African coastline, while the surrounding mountains and natural landscape create a secluded retreat away from the bustle of the coast. A Golfer's Paradise Benahavís sits at the heart of the Costa del Sol's renowned golf region, with an exceptional concentration of courses within the surrounding area. The municipality currently lists 12 golf courses and 216 holes across 8 clubs, including courses associated with La Quinta, Los Arqueros, La Zagaleta, Marbella Club, Villa Padierna and Atalaya. Among the nearby options are: Marbella Club Golf Resort – an exclusive 18-hole course in the Monte Mayor/Benahavís area. La Quinta Golf & Country Club – a renowned 27-hole golf destination overlooking the surrounding mountains and coastline. Los Arqueros Golf & Country Club – an 18-hole course designed by Severiano Ballesteros. Villa Padierna Golf Club – home to the Flamingos, Alferini and Tramores courses. Club de Golf La Zagaleta – an exclusive golf destination within the prestigious La Zagaleta estate. This exceptional choice of golf courses, combined with the area's luxury resorts, restaurants and natural surroundings, makes Benahavís particularly attractive to an international luxury rental market. A Gastronomic & Lifestyle Destination Benahavís itself is renowned for its gastronomy and traditional Andalusian village atmosphere, offering a very different experience from the busy coastal resorts while remaining close enough to enjoy everything Marbella and the Costa del Sol have to offer. The surrounding area provides an extensive choice of fine dining, beach clubs, shopping, equestrian facilities, tennis and padel, hiking and other outdoor activities. Monte Mayor therefore offers the rare combination of secluded countryside living with easy access to the lifestyle infrastructure of the Golden Triangle of Marbella, Estepona and Benahavís.

**Расположение**

- ✓ Пригородная
- ✓ Загородный
- ✓ Рядом с лесом
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Восток
- ✓ Юг

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление

**ВИД**

- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Лес

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Размещение персонала
- ✓ Подвал

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный
- ✓ Простой в уходе

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Сигнализация
- ✓ Охрана 24 часа
- ✓ Сейф

**Парковка**

- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная
- ✓ Зарядная станция для электромобилей

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**Категория**

- ✓ Инвестиции
- ✓ Элитная
- ✓ Цена снижена
- ✓ Перепродажа
- ✓ Современного