

Villa for sale in Benahavis, Costa del Sol

2 Bedrooms | 2 Bathrooms | 266 m² Interior | 15 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



Property Description

DETACHED VILLA WITH EXCEPTIONAL DEVELOPMENT POTENTIAL - PUERTO DEL ALMENDRO, BENAHAIVÍS

Exclusive detached villa located in one of the most desirable residential areas of Benahavís. The property is situated within the prestigious Puerto del Almendro urbanisation, a gated community with 24-hour security and excellent access to Marbella, San Pedro de Alcántara and Puerto Banús.

The property offers an excellent combination of privacy, a large plot, comfortable single-level living and significant potential for renovation, extension and future development.

PROPERTY FEATURES

Plot size: 1,363.50 m²

Built area: 266 m²

Detached single-level villa / bungalow

Spacious living room with open-plan kitchen

2 very large bedrooms
2 bathrooms
Large utility and storage room with space for washing machine, dryer and food storage
Possibility to reconfigure the existing layout
Modern windows
Underfloor heating throughout the house
Heated private swimming pool
Double garage for 2 vehicles
Alarm system
Partial sea views and garden views
Gated community with 24-hour security
CONDITION

The property is exceptionally well maintained and ready for immediate occupancy. There are no known major defects or damages and no immediate investment is required.

The villa can therefore be enjoyed in its current condition or transformed into a significantly more modern luxury residence.

OPTIONAL COMPLETE RENOVATION – APPROX. €350,000

For buyers who wish to purchase the property and immediately transform it into a modern luxury villa, we can also organise and carry out a complete renovation for an additional cost of approximately €350,000, depending on the final design, materials and specifications selected by the buyer.

The proposed renovation concept can include:

Reconfiguration of the villa to create 3 to 4 spacious bedrooms
Large open-plan living and dining area with a modern open kitchen
Up to 3 modern bathrooms
Large, bright floor-to-ceiling windows with elegant dark/black frames
New modern entrance door
Completely redesigned driveway and main entrance
New entrance gate
Modernisation and improvement of the garage
Complete garden redesign and landscaping
Renovation and modernisation of the swimming pool and surrounding areas
New interior finishes, flooring and contemporary design elements
Modernisation of the overall exterior appearance of the villa

The objective would be to transform the existing property into a bright, contemporary luxury villa while maintaining its Mediterranean and Andalusian character.

The final renovation specification can be individually adapted to the buyer's requirements.

EXCEPTIONAL DEVELOPMENT AND EXPANSION POTENTIAL

This exclusive property offers not only outstanding comfort and privacy but also exceptional future development potential.

According to the available architect's documentation, the property has a permitted building density (Edificabilidad) of 0.613 m²/m², a maximum building height of 15 metres, and allows for up to three storeys.

Based on the plot size of approximately 1,363.50 m², this represents a theoretical development potential of up to approximately 836 m² of built area, subject to confirmation and planning approval by Benahavís Town Hall.

Neighbouring luxury villas within the community have already been developed over three levels, further demonstrating the development character of this exclusive residential area.

This creates an exceptional opportunity for a future owner to significantly expand the existing villa and potentially create a substantial luxury residence with additional bedrooms, guest accommodation, wellness and spa facilities, gym, home cinema, entertainment areas, offices or other bespoke living spaces.

The available architectural and property documentation can be provided to seriously interested buyers upon request.

HIGHLIGHTS

Prestigious Puerto del Almendro, Benahavís location

Large private plot of approximately 1,363.50 m²

Existing detached villa with approximately 266 m² built area

Heated private swimming pool

Underfloor heating throughout

Double garage

Modern windows

Alarm system

Partial sea and garden views

Gated community with 24/7 security

Excellent privacy

Ready for immediate occupancy

Optional complete luxury renovation available for approximately €350,000

Possibility to create 3-4 bedrooms

Large open-plan living room and kitchen

Large modern dark-framed windows

Completely redesigned driveway, entrance and garden

Exceptional expansion and development potential

According to the available architect's documentation: Edificabilidad 0.613 m²/m², up to three storeys and 15 metres maximum building height

Theoretical development potential of approximately 836 m² built area, subject to confirmation and approval by Benahavís Town Hall

LOCATION

The villa is located just minutes from Marbella, San Pedro de Alcántara and Puerto Banús, with easy access to renowned golf courses, international schools, restaurants, shopping facilities and the Mediterranean coast.

An exceptional opportunity as a luxury family residence, holiday home, renovation project or long-term property investment in one of the Costa del Sol's most desirable residential locations.

The property can be purchased in its current condition or, if desired, delivered with an individually designed renovation package at additional cost.