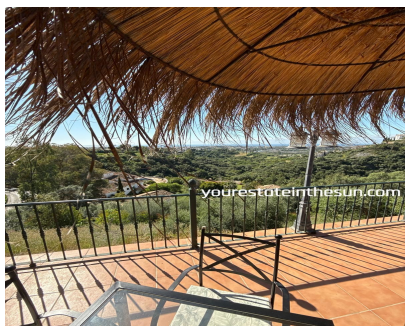


**Sales - Commercial - Benahavís**  
**6.900.000€**



**Ref.-ID: R5017921**

**Benahavís**

**Commercial**



**4**



**2**



**373 m2**

Exclusive Investment Opportunity in Benahavís, Costa del Sol This is an exclusive listing with YourEstateInTheSun.com. All agent inquiries must go through YourEstateInTheSun.com as the primary contact. Property Overview Benahavís: Market Insights - 2024 Luxury Market Growth: +20% YOY | Over €3.2B invested - Average Price: €5,289/m² (among the highest in Andalusia) - Rental Demand: High yield | Avg. rents above €17/m² - Neighboring Prestige: Minutes from La Zagaleta, where homes average €12.3M Lifestyle & Location Highlights - Dining: Michelin-starred restaurants, tapas bars, wine tastings - Golf & Leisure: Access to La Zagaleta, premier courses nearby - Beaches: 10 minutes to San Pedro & Puerto Banús - Outdoor: Gorge walks, biking trails, river trekking - Wellness & Shopping: Yoga retreats, luxury spas, La Cañada - Education: Top international schools nearby - Access: 45 min to Málaga Airport | 1 hr to Gibraltar Ideal Development Concepts 1. Ultra-Luxury Villa 2. 2-3 Boutique Villas 3. Signature Restaurant 4. Eco-Luxury Boutique Hotel 5. Artisan Retreat or Cultural Hub 6. Luxury Co-Working Retreat Investment Highlights - Size: 2,874 m² — flexible development potential - Zoning: Confirmed urban classification - Access: Dual-road potential for private/public entry - Models: Passive (villa), Semi-active (hotel), Active (restaurant) - Time Horizon: Fast-turn (villa) vs. brand-build (restaurant/hotel) Top 3 Development Strategies 1. 1-2 Luxury Villas: Quick ROI via off-plan or completed sales 2. Boutique Signature Restaurant: Elevated lifestyle branding 3. Eco-Boutique Hotel: Brand growth + long-term yield Quick Master Plan Suggestion - Build a luxury villa at the rear of the plot - Develop a destination restaurant at the front (roadside) - Link both with a landscaped courtyard or vineyard - Host retreats, weddings, and private events

<b>Setting</b> ✔ Frontline Golf ✔ Country ✔ Village ✔ Mountain Pueblo ✔ Close To Golf ✔ Close To Shops ✔ Close To Marina ✔ Urbanisation	<b>Orientation</b> ✔ North ✔ South	<b>Condition</b> ✔ Excellent	<b>Pool</b> ✔ Room For Pool	<b>Climate Control</b> ✔ Air Conditioning	<b>Views</b> ✔ Sea ✔ Country ✔ Panoramic ✔ Garden ✔ Courtyard ✔ Urban
<b>Features</b> ✔ Covered Terrace ✔ Private Terrace ✔ WiFi ✔ Guest Apartment ✔ Storage Room ✔ Ensuite Bathroom ✔ Access for people with reduced mobility ✔ Bar ✔ Barbeque ✔ Restaurant On Site ✔ Staff Accommodation ✔ Fiber Optic	<b>Furniture</b> ✔ Optional	<b>Kitchen</b> ✔ Fully Fitted	<b>Garden</b> ✔ Communal ✔ Private ✔ Easy Maintenance	<b>Parking</b> ✔ Open ✔ More Than One ✔ Private	<b>Utilities</b> ✔ Electricity ✔ Drinkable Water ✔ Telephone ✔ Gas ✔ Photovoltaic solar panels
<b>Category</b> ✔ Golf ✔ Investment ✔ Luxury					

**Category**

✓

Golf

✓

Investment

✓

Luxury