EK
ARBAT ESTATES

Sales - House - Benahavís

2.500.000€

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Ref.-ID: R5487997 **Benahavís** **House**

Community: 12,000 EUR / year **IBI: 18 EUR / year** **Rubbish: 300 EUR / year** **6** **7** **548 m2** **980 m2**

A rare opportunity to acquire a prime residential plot in the prestigious gated community of El Herrojo Alto, Benahavís, offered together with an exceptional contemporary architectural project and building licence. Elevated above the coastline, the plot enjoys spectacular panoramic views across the Mediterranean Sea towards Gibraltar and the North African coastline. Its privileged position within one of La Quinta's most established gated communities combines privacy, security and outstanding proximity to Marbella and Puerto Banús. The property is sold as a complete plot + project + licence opportunity, allowing the new owner to take over an advanced development and proceed with the construction of an exceptional contemporary villa without having to start the architectural and licensing process from the beginning. The approved project has been carefully designed to maximise the plot's elevated position and panoramic sea views. Floor-to-ceiling glazing, expansive terraces and generous open-plan living areas create a strong connection between the interior and exterior spaces, with the Mediterranean landscape forming a backdrop throughout the home. The proposed villa has been conceived as a high-end private residence with an extensive collection of lifestyle and wellness facilities, including a private gym, spa, Turkish bath, wine cellar, entertainment lounge with bar and indoor swimming pool. The outdoor areas have been designed around a heated infinity pool, spacious terraces, landscaped gardens and multiple lounge and entertaining areas, all positioned to take full advantage of the exceptional views. The project also includes a secure enclosed garage with covered parking for three vehicles. Located just minutes from La Quinta Golf, Puerto Banús and Marbella, as well as international schools, restaurants and a wide range of amenities, the property offers an exceptional combination of location, views and development potential. For a buyer looking to create a landmark contemporary residence in Benahavís, this represents a unique opportunity to acquire a prime plot with the architectural vision and building licence already in place. A ready-to-build opportunity in one of the most desirable gated communities above Marbella.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ New Construction

Pool
- ✔ Private Pool
- ✔ Indoor Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Domotics
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Luxury