EK
ARBAT ESTATES

**Sales - House - Benahavís**

**2.300.000€**

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**Ref.-ID: R5527336** **Benahavís** **House**

**Community: 960 EUR / year** **IBI: 1,762 EUR / year** **Rubbish: 18 EUR / year** **5** **4** **540 m2**

An excellent opportunity to acquire a substantial independent property, located in Benahavis, one of the most established, private and secure residential developments, within a peaceful natural setting and just a few minutes’ walk from the village centre. The property offers outstanding potential for conversion into a spacious private residence, thanks to its generous proportions, three-level layout, extensive terraces and a plot of approximately 1,345 m². The property is currently legally designated for commercial use and not for residential use. In order to use the property legally as a dwelling, the corresponding change of use to residential would need to be processed, subject to planning compatibility, compliance with the applicable technical regulations and the granting of all licences, approvals and administrative authorisations required by the competent authorities. The property is therefore being marketed for its residential conversion potential, and this advertisement should not be understood as implying that the change of use has already been approved or granted. The building is distributed over three floors, offering a total approximate internal usable area of 452 m²: Basement level: 237 m² Ground floor: 180 m² First floor: 45 m² In addition to the internal accommodation, the property benefits from three spacious terraces, with a combined approximate area of 122 m², providing excellent potential to create different outdoor living, relaxation and entertainment areas. The property stands on a plot of approximately 1,345 m², offering privacy, a generous sense of space and exceptional potential to create a distinctive private residence in one of Benahavís’ most attractive residential locations. Due to its size and configuration, the property could accommodate a substantial residential project with generous living areas, several bedrooms and suites, leisure spaces, a gym, wellness area, home office, cinema room or other bespoke spaces tailored to the future owner’s requirements, always subject to the corresponding technical project and the necessary administrative approvals. The property is located in El Casar, a well-regarded residential development next to the village of Benahavís, known for its tranquillity, privacy, natural surroundings and high standard of maintenance. The development offers residents three outdoor swimming pools, an indoor heated pool, gym, sauna, fitness facilities and a social club, creating a particularly comfortable environment both for permanent residence and extended stays throughout the year. The information provided is for general information purposes only and is based on the data available at the time of publication. The property is currently legally designated for commercial use. Any conversion or use as a residential dwelling will be subject to obtaining the corresponding change of use, licences and any other administrative approvals required by law. Areas, features, conditions, planning feasibility and all other details should be independently verified by the interested party during the acquisition process. The information may be subject to change, errors or omissions and does not, in itself, constitute a contractual offer. Taxes and purchase costs are not included in the price.

**Setting**
- Town
- Mountain Pueblo
- Close To Golf
- Close To Shops
- Close To Town
- Close To Schools
- Close To Forest
- Urbanisation

**Orientation**
- East Facing
- South East Orientation
- South Facing
- South West Orientation
- West Facing

**Condition**
- Excellent Condition
- Recently Renovated
- Recently Refurbished

**Pool**
- Communal Pool
- Indoor Pool
- Heated Pool
- Childrens Pool

**Climate Control**
- Air Conditioning
- Hot A/C
- Cold A/C
- Central Heating
- Fireplace
- U/F Heating
- U/F/H Bathrooms

**Views**
- Mountain Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Gym
- Sauna
- Guest Apartment
- Storage Room
- Utility Room
- Double Glazing
- Basement
- Fiber Optic

**Furniture**
- Not Furnished
- Optional Furniture

**Kitchen**
- Partially Fitted Kitchen

**Garden**
- Communal Garden
- Easy Maintenance Garden

**Security**
- Gated Complex
- Alarm System

**Parking**
- Underground Parking
- Garage
- Multiple Parking Spaces
- Private Parking

**Utilities**
- Electricity
- Telephone

**Category**
- Investment