



House in Benahavís

Bedrooms	2	Bathrooms	2	Built	266m2	Plot	1363m2
R5423383		House		Benahavís		1.190.000€	

DETACHED VILLA IN PUERTO DEL ALMENDRO – BENAHAVÍS Exclusive 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. 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 for washing machine, dryer and food storage • Possibility to extend to 3 bedrooms • Modern windows • Underfloor heating throughout the entire 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 to move into immediately. No known defects or damages. No immediate investment is required. Exceptional Development and Expansion Potential This exclusive villa offers not only outstanding comfort and privacy but also exceptional 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 1,363.5 m², this represents a theoretical development potential of up to approximately 836 m² of built area. The neighbouring luxury villas within the community have

already been developed over three levels, further highlighting the outstanding expansion possibilities of this property. This presents a unique opportunity to create a truly exceptional luxury residence with additional bedrooms, a wellness and spa area, gym, home cinema, guest accommodation, entertainment areas, or any other bespoke living spaces designed to suit the future owner's lifestyle. The complete architectural documentation is available and will be provided to interested buyers upon request. Highlights Exclusive location in Puerto del Almendro, Benahavís Large private plot offering excellent privacy Heated swimming pool Underfloor heating throughout the villa Modern windows Alarm system Double garage for two vehicles Partial sea views Gated community with 24/7 security Exceptional development potential – according to the available architect's documentation, the plot has a building density (Edificabilidad) of 0.613 m²/m², representing a theoretical development potential of up to approximately 836 m² of built area, subject to planning approval by Benahavís Town Hall. Immaculately maintained condition Ready for immediate occupancy Just minutes from Marbella, San Pedro de Alcántara, Puerto Banús, and several renowned golf courses. An exceptional opportunity as a luxury family residence, holiday home, or long-term investment in one of the Costa del Sol's most sought-after residential locations.

Covered Terrace
Ensuite Bathroom
Private Terrace
Storage Room

Covered Terrace
Fitted Wardrobes
Satellite TV
Utility Room

Double Glazing
Near Transport
Sauna