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House in El Madroñal

Bedrooms	6	Bathrooms	5	Built	531m2	Plot	4795m2
R5225707		**House**		**El Madroñal**		**2.550.000€**	

Villa Esencia is an investment and redevelopment opportunity for sale in El Madroñal, Benahavís, positioned on an elevated 4,795 m² plot with exceptional panoramic views across the Mediterranean Sea. The property currently comprises approximately 531 m² of built area and, according to the available planning potential, could accommodate approximately 480 m² of additional above-ground construction, creating the opportunity to substantially increase the existing built volume and reposition the property as a significantly larger luxury residence. Located within the gated community of El Madroñal, the property combines three characteristics that are particularly relevant from an investment perspective: a substantial private plot, outstanding sea views and considerable potential for further development. Its southeast orientation takes full advantage of the elevated position, providing extensive Mediterranean views and strong natural light throughout the day. The existing villa was originally built in 1988. Rather than viewing the existing configuration purely as a finished residence, Villa Esencia presents an opportunity for an investor or private buyer to reconsider the property as a comprehensive redevelopment project. With approximately 531 m² already constructed and the potential to add approximately 480 m² above ground, the property could potentially reach around 1,011 m² of above-ground built area. This provides considerable scope to redesign the residence around contemporary luxury standards while taking greater advantage of the scale of the plot and its exceptional outlook. A redevelopment could retain

and transform portions of the existing structure, undertake a substantial extension, or explore a more comprehensive architectural intervention depending on the buyer's objectives and the final planning permissions. The additional building potential creates possibilities for larger bedroom suites, expanded living and entertaining areas, wellness facilities, a gym, cinema, spa, additional guest accommodation or other amenities typically expected within the upper segment of the Benahavís villa market. The 4,795 m² plot is itself a major component of the investment proposition. Its generous dimensions provide space to rethink the relationship between the residence, gardens, terraces and swimming pool while maintaining the privacy that defines El Madroñal. The elevated terrain and southeast orientation are particularly important, allowing a future architectural project to be designed around the Mediterranean views rather than treating them simply as an additional feature. El Madroñal further strengthens the property's investment profile. It is one of Benahavís' established low-density residential communities, characterised by large private plots, detached villas and a natural setting of mature trees and mountain landscape. The gated community provides 24-hour security, an important consideration for both permanent residences and second homes at this level of the market. Despite its private hillside setting, the property remains well connected to the surrounding areas. San Pedro de Alcántara and the coast are within convenient driving distance, while established golf courses including Los Arqueros Golf & Country Club and La Quinta Golf & Country Club are readily accessible. International schools, restaurants, shopping and everyday services can also be reached without compromising the privacy of the residential environment. For an investor, the principal value of Villa Esencia lies in the combination of land, location, views and unrealised building potential. The existing 531 m² villa provides a substantial starting structure, while the approximately 480 m² of potential additional above-ground construction opens the possibility of creating a residence of around 1,011 m², subject to planning confirmation. Rather than simply acquiring an existing villa, Villa Esencia offers the opportunity to create a new-generation luxury property within an established gated community where comparable large plots with commanding Mediterranean views are increasingly difficult to replicate. A carefully considered architectural redevelopment could significantly enhance the use of the site, maximise its southeast orientation and views, and reposition the property within the high-end residential market. Villa Esencia occupies a 4,795 m² plot in El Madroñal with approximately 531 m² currently built and potential for approximately 480 m² of additional above-ground construction. Its elevated southeast-facing position provides exceptional Mediterranean ?Sea ?views, ?while ?the ?gated community offers ?privacy ?and 24-hour security. The combination ?creates a ?compelling opportunity ?for ?renovation, extension and comprehensive ?repositioning ?as ?a ?substantial ?contemporary ?luxury ?residence.

Ensuite Bathroom

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