



COMMERCIAL 4 BEDROOMS 2 BATHROOMS IN BENAHAVIS

📍 Benahavis

REF# R5017921 €6,900,000

BEDS

4

BATHS

2

BUILT

373 m²

TERRACE

2501 m²

Exclusive Investment Opportunity in Benahavís, Costa del Sol

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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

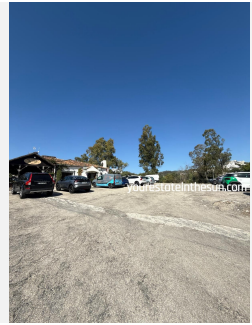
1. 1–2 Luxury Villas: Quick ROI via off-plan or completed sales
2. Boutique Signature Restaurant: Elevated lifestyle branding
3. Eco-Boutique Hotel: Brand growth + long-term yield

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

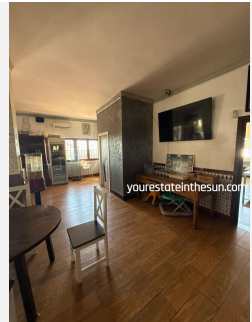
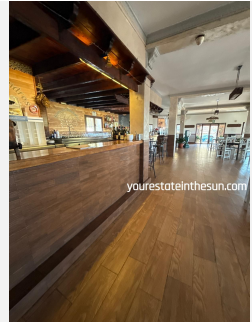
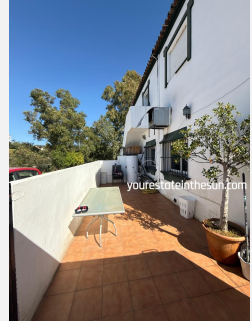
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Marbella



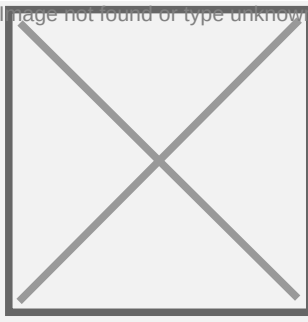
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