



HOUSE 3 BEDROOMS 3 BATHROOMS IN LOS ALMENDROS

📍 Los Almendros

REF# R5272501 €2,600,000

BEDS

3

BATHS

3

BUILT

453 m²

PLOT

5000 m²

Location: Puerto de Los Almendros, Benahavís

Plot Size: 5,000 m²

Existing Built Area: 453 m² (villa, porches, outbuildings – built 1977)

Buildable Area: Up to 1,000 m² (20% coefficient)

Asking Price: €2,300,000 (slightly negotiable)

PROPERTY OVERVIEW

A rare opportunity to acquire a substantial 5,000 m² residential plot in the sought-after Los Almendros urbanisation, Benahavís. The site currently hosts a 1970s villa and ancillary buildings (total 453 m²), offering ample scope for redevelopment. With a building coefficient of 0.20, the plot potentially allows for up to 1,000 m² of above-ground construction — ideal for creating a modern luxury villa.

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Set within a secure, low-density gated community, this plot offers exceptional privacy combined with open golf and mountain views. The existing villa is ideal for either a full redevelopment or a high-quality renovation.

DEVELOPMENT POTENTIAL

There are two attractive development routes:

1. Full Redevelopment (Most Popular Option)

- Build up to 900 m² above ground (plus potentially a basement)
- Maximum height: 2 floors / 7 metres
- Minimum 3 m setbacks from boundaries
- Estimated construction cost for a modern 900 m² villa: €900,000 – €2,000,000 (dependent on finish)
- Demolition/preparation allowance: €100,000
- Expected resale value for a new 900 m² villa: €5.4M–€6.75M
- Likely ROI: ~25–30% based on current market conditions

2. Renovation & Extension of Existing Villa

- Existing structure: 453 m²
- Potential to add a second floor or extend within the 900 m² allowance
- Renovation budgets vary depending on scope, but typically €500,000–€600,000 for a full modernisation
- Faster project timeline and lower upfront cost
- Ideal for buyers wanting a personalised home without a full rebuild

MARKET COMPARISONS

Recent listings in Los Almendros highlight strong demand for large, modern villas. Examples include:

- A contemporary 850 m² villa on a 4,800 m² plot with panoramic sea views and infinity pool, marketed at €4.95 million.
- A modernised 920 m² villa on a 5,200 m² plot with landscaped gardens and guest apartment, priced at €5.2 million.
- A newly built 870 m² villa on a 4,500 m² plot with designer interiors and private gym, available for €4.8 million.
- Premium new builds with exceptional design and views regularly exceed €6M

These comparables confirm the strong resale potential for a newly built villa on this plot. Given the larger-than-average 5,000 m² plot, this property offers exceptional long-term value and resale potential.

INVESTMENT HIGHLIGHTS

- Prime Benahavís location with panoramic views
- Large plot with generous building allowance
- Strong ROI potential based on comparable sales

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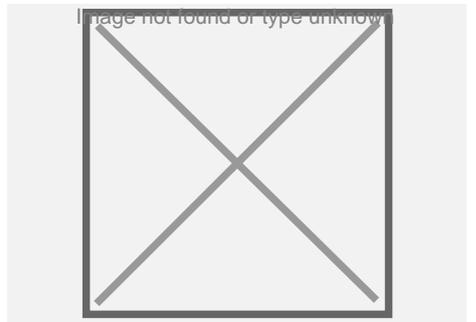
- 10 minutes to Puerto Banús
- 15 minutes to Marbella
- 5 minutes to Monte Halcones (supermarket, cafés, pharmacy)
- Gated community with 24/7 security
- Surrounded by top golf courses, international schools, and luxury amenities



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