

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4 BATHROOMS IN BENAHAVIS

📍 Benahavis

REF# R5273914 €2,500,000

BEDS

4

BATHS

4

BUILT

398 m<sup>2</sup>

PLOT

4084 m<sup>2</sup>

TERRACE

64 m<sup>2</sup>

Villa to renovate in Benahavis near San Pedro de Alcántara, Marbella

This rustic Spanish-style villa is a rare renovation and development opportunity set on a large 4,084 m<sup>2</sup> corner plot in one of the last untouched residential pockets Puerto del Almendro, near San Pedro de Alcántara and the famous Los Arqueros Golf in Benahavis, with fast access to the motorway connecting directly to Málaga Airport.

Although only minutes by car to shops, schools, golf courses and the coast, the area feels like a hidden country estate enclave, where all surrounding homes sit on very large plots, offering privacy, space and a peaceful rural atmosphere that is becoming increasingly rare on the Costa del Sol.

The existing villa is entirely on one level, offering approximately 334 m<sup>2</sup> on the main floor with 3 bedrooms and 3 bathrooms, all on the same level as the living areas and kitchen. There is also separate staff accommodation with en-suite bathroom, located close to the garages. The property benefits from two covered garages plus extensive additional parking, ideal for guests or future redevelopment.

The house requires complete renovation and modernisation, but the real value lies in the development potential. According to Benahavis planning allowances, the built area can be significantly extended (up to approximately 700 m<sup>2</sup>), and the construction of a second floor would allow open sea views. This gives

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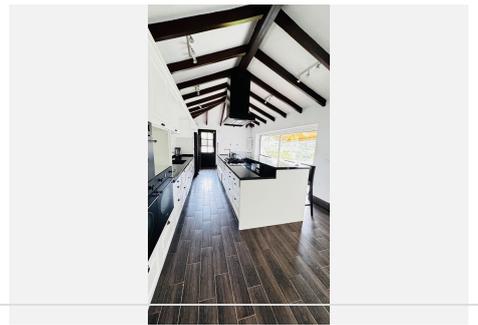
buyers the flexibility to either renovate the existing structure or demolish and build a brand-new contemporary villa tailored to their needs.

Outdoor spaces include 64 m<sup>2</sup> of covered terraces overlooking mature gardens, a private swimming pool, a gazebo, and surrounding unspoiled greenery, creating a serene and private setting with open country views. This is a prime opportunity for investors, developers, or private buyers looking to create a substantial estate home in a strategic location close to Marbella, while still enjoying space, privacy, and long-term value in a low-density area.

Strategically located near Marbella, the property enjoys direct access to the Ronda Road (A-397), placing it minutes from San Pedro de Alcántara and the coast, while remaining firmly within the prestigious Benahavís municipality. Several renowned golf courses are nearby, including Los Arqueros Golf and La Quinta Golf, as well as the Monte Halcones Commercial Center, offering supermarkets, cafés and everyday services just a few minutes away.

The residential area is monitored by surveillance cameras and features barriers at the entrance. Creating a secure environment for the residents.

Important fact : The price per sq/m in the area of Benahavis and Los Arqueros has risen by around 25% in the last 12 months according to recent sales data



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