

# BROMLEY ESTATES

*Marbella*



## HOUSE 3 BEDROOMS 3 BATHROOMS IN BENAHAIVIS

📍 Benahavis

REF# R5387629 €2,650,000

BEDS

3

BATHS

3

BUILT

452 m<sup>2</sup>

PLOT

5000 m<sup>2</sup>

TERRACE

45 m<sup>2</sup>

Frontline Golf Villa in Puerto del Almendro, Benahavís

Located in the established residential area of Los Almendros / Puerto del Almendro, this frontline golf villa sits on a 5,000 m<sup>2</sup> private plot overlooking Los Arqueros Golf, with San Pedro de Alcántara just 9 minutes away.

Built in 1977, the property is mainly arranged across one level and offers an excellent foundation for renovation in one of Benahavís' most established residential settings.

Property Details

- \* 452 m<sup>2</sup> built
- \* 3 bedroom suites in the main house
- \* Separate staff or guest apartment
- \* 4 bathrooms

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- \* Spacious living and dining areas
- \* Large kitchen with vaulted ceiling
- \* Garage
- \* Storage room
- \* Fitted wardrobes
- \* Air conditioning
- \* Private swimming pool
- \* Mature gardens
- \* Terraces
- \* South-facing orientation

### The Opportunity

This is a property where the real value lies in the plot, the location, and the opportunity to create a home on a scale that better reflects the setting.

The existing villa already provides a substantial footprint, but for a 5,000 m<sup>2</sup> frontline golf plot in this location, it is currently underbuilt, creating clear scope for expansion, redesign, and repositioning, subject to planning permissions.

### Key highlights:

- \* Frontline golf position overlooking Los Arqueros
- \* Quiet established gated residential setting
- \* Excellent privacy
- \* Large private plot
- \* South East orientation
- \* Separate staff or guest accommodation
- \* Fast access to San Pedro, Guadalmina, Puerto Banús and Marbella

For a buyer looking to create a long-term family home or a bespoke residence tailored to modern living, this is a compelling starting point.

Large frontline plots in established Benahavís locations rarely become available.

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