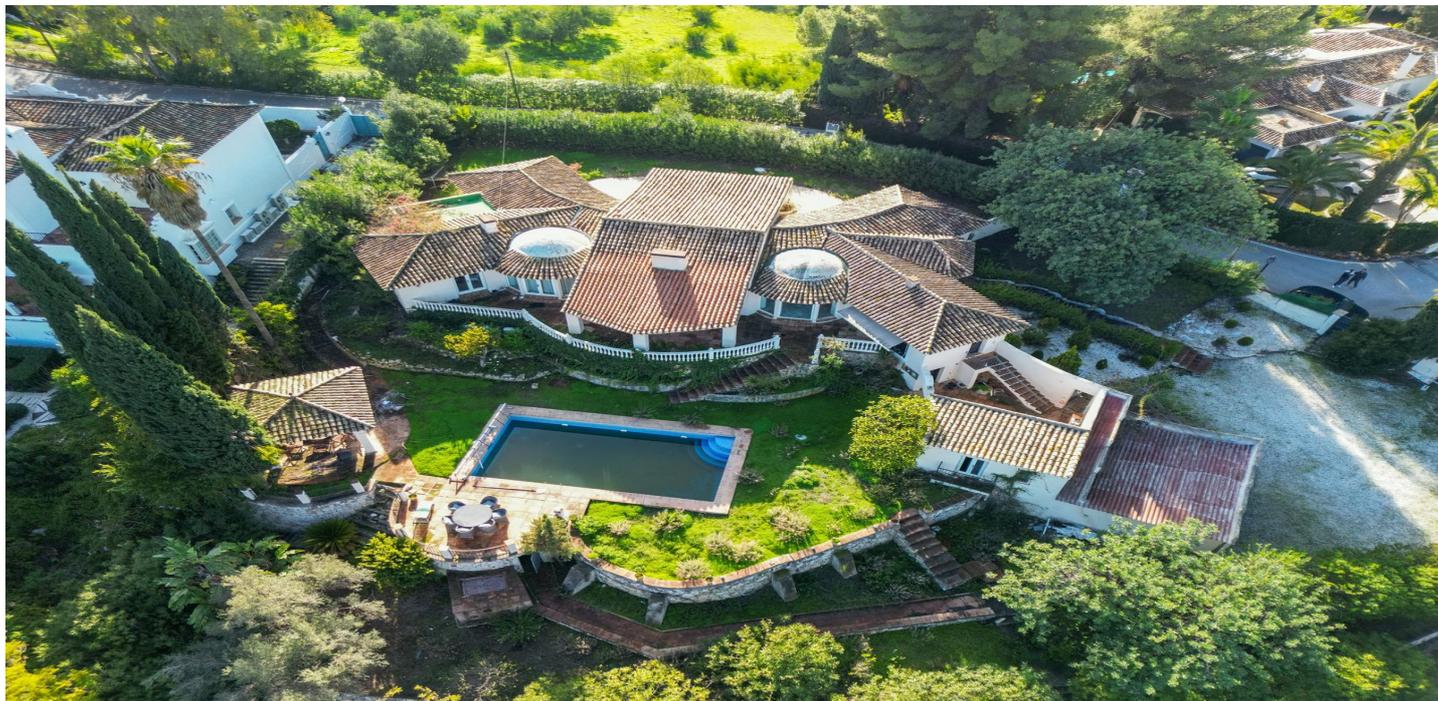




Villa - Chalet en venta en Los Almendros, Benahavís

2.600.000 €

Referencia: R5272501 Dormitorios: 3 Baños: 3 Terreno: 5.000m² Construido: 453m²





Costa del Sol, Los Almendros

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.

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.



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- 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
- 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



Características:

Características

Terraza Cubierta

Terraza Privada

Fibra óptica

Posición

Cerca de Golf

Urbanización

Cerca de Tiendas

Campo

Jardin

Jardín Privado

Orientación

Este

Estado

Necesita Reformas

Requiere Restauración

Aparcamiento

Garaje

More Than One

Vistas

Vistas al Campo

Vistas a Piscina

Vistas a Bosques

Piscina

Piscina Privada

Servicios Públicos

Electricidad

Agua Potable