+34 604 489 646

LUXURY REALTY
Real Estate Agency

info@luxury-realty.com

Вилла в Benahavís

Референция: R5423383

Спальни: 2	Ванные: 2	M² Размер: 266	Цена: 1 195 000 €
Статус: Продажа	Тип недвижимости: Вилла	Места: по запросу	M² Участок: 1 363

Описание:DETACHED VILLA WITH EXCEPTIONAL DEVELOPMENT POTENTIAL – PUERTO DEL ALMENDRO, BENAHAVÍS Exclusive detached villa located in one of the most desirable residential areas of Benahavís. The property is situated within the prestigious Puerto del Almendro urbanisation, a gated community with 24-hour security and excellent access to Marbella, San Pedro de Alcántara and Puerto Banús. The property offers an excellent combination of privacy, a large plot, comfortable single-level living and significant potential for renovation, extension and future development. PROPERTY FEATURES Plot size: 1,363.50 m² Built area: 266 m² Detached single-level villa / bungalow Spacious living room with open-plan kitchen 2 very large bedrooms 2 bathrooms Large utility and storage room with space for washing machine, dryer and food storage Possibility to reconfigure the existing layout Modern windows Underfloor heating throughout the house Heated private swimming pool Double garage for 2 vehicles Alarm system Partial sea views and garden views Gated community with 24-hour security CONDITION The property is exceptionally well maintained and ready for immediate occupancy. There are no known major defects or damages and no immediate investment is required. The villa can therefore be enjoyed in its current condition or transformed into a significantly more modern luxury residence. OPTIONAL COMPLETE RENOVATION – APPROX. €350,000 For buyers who wish to purchase the property and immediately transform it into a modern luxury villa, we can also organise and carry out a complete renovation for an additional cost of approximately €350,000, depending on the final design, materials and specifications selected by the buyer. The proposed renovation concept can include: Reconfiguration of the villa to create 3 to 4 spacious bedrooms Large open-plan living and dining area with a modern open kitchen Up to 3 modern bathrooms Large, bright floor-to-ceiling windows with elegant dark/black frames New modern entrance door Completely redesigned driveway and main entrance New entrance gate Modernisation and improvement of the garage Complete garden redesign and landscaping Renovation and modernisation of the swimming pool and surrounding areas New interior finishes, flooring and contemporary design elements Modernisation of the overall exterior appearance of the villa The objective would be to transform the existing property into a bright, contemporary luxury villa while maintaining its Mediterranean and Andalusian character. The final renovation specification can be individually adapted to the buyer's requirements. EXCEPTIONAL DEVELOPMENT AND EXPANSION POTENTIAL This exclusive property offers not only outstanding comfort and privacy but also exceptional future development potential. According to the available architect's documentation, the property has a permitted building density (Edificabilidad) of 0.613 m²/m², a maximum building height of 15 metres, and allows for up to three storeys. Based on the plot size of approximately 1,363.50 m², this represents a theoretical development potential of up to approximately 836 m² of built area, subject to confirmation and planning approval by Benahavís Town Hall. Neighbouring luxury villas within the community have already been developed over three levels, further demonstrating the development character of this exclusive residential area. This creates an exceptional opportunity for a future owner to significantly expand the existing villa and potentially create a substantial luxury residence with additional bedrooms, guest accommodation, wellness and spa facilities, gym, home cinema, entertainment areas, offices or other bespoke living spaces. The available architectural and property documentation can be provided to seriously interested buyers upon request. HIGHLIGHTS Prestigious Puerto del Almendro, Benahavís location Large private plot of approximately 1,363.50 m² Existing detached villa with approximately 266 m² built area Heated private swimming pool Underfloor heating throughout Double garage Modern windows Alarm system Partial sea and garden views Gated community with 24/7 security Excellent privacy Ready for immediate occupancy Optional complete luxury renovation available for approximately €350,000 Possibility to create 3–4 bedrooms Large open-plan living room and kitchen Large modern dark-framed windows Completely redesigned driveway, entrance and garden Exceptional expansion and development potential According to the available architect's documentation: Edificabilidad 0.613 m²/m², up to three storeys and 15 metres maximum building height Theoretical development potential of approximately 836 m² built area, subject to confirmation and approval by Benahavís Town Hall LOCATION The villa is located just minutes from Marbella, San Pedro de Alcántara and Puerto Banús, with easy access to renowned golf courses, international schools, restaurants, shopping facilities and the Mediterranean coast. An exceptional opportunity as a luxury family residence, holiday home, renovation project or long-term property investment in one of the Costa del Sol's most desirable residential locations. The property can be purchased in its current condition or, if desired, delivered with an individually designed renovation package at additional cost.

Особенности:

Бассейн, Кондиционирование, Обогрев, Вид на море, Вид на горы, None, Частный сад, Система оповещения, Круглосуточная охрана, Парковочные места