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■■■■■■■ ■ Puerto del Almendro, Benahavis

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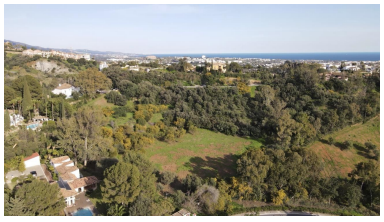
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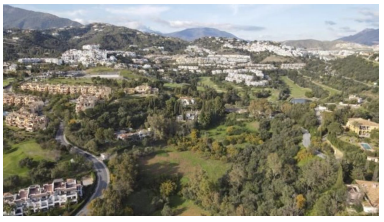












■■■■■■■■:Exceptional 5,185m2 plot with sea views in Puerto Almendro gated community

Benahavis

Discover an extraordinary opportunity to create a bespoke luxury residence in the prestigious gated community of Puerto de Los Almendros in Benahavís—one of the most sought-after enclaves on the Costa del Sol. This expansive plot is a rare find, offering the perfect canvas to bring your architectural vision to life amidst breathtaking natural surroundings.

Prime Location with Unrivaled Views:

Set on an elevated position, the plot commands panoramic vistas over the Mediterranean Sea, rolling Andalusian hills, and majestic mountains—an ever-changing backdrop of sunrises, sunsets, and tranquil beauty. The orientation and topography ensure privacy and a sense of serene seclusion, all while being just minutes from world-class amenities.

Plot size: 5,185 m²

Buildability: 20% (1,037 m²)

Price: 1,200,000 €

Price metrics: 231 €/m²s | 1,157.18 €/m²t

Minimum plot size: 3,000 m²

INVESTORS: Just next door there are another plot of 4,280 m², buildability 20% (856 m²). Both plots together will be 9,465 m², buildability 20% (1,893 m²) and where we could build 3 villas.

Large Size and Building Potential:

With an area of 5,185 m², this plot offers both space and flexibility. Thanks to a building coefficient of 20%, it is possible to construct a villa of 1,037 m² above ground, comprising a main floor and an upper floor. A basement and a solarium can also be added. Ideal for designing a home with spacious living areas, multiple suites, wellness spaces, and extensive outdoor areas with landscaped gardens and a spectacular infinity pool.

Modern Project for a Super Luxury Villa:

One of the great attractions of this large plot is the opportunity to design a grand villa with every detail considered, with a modern or Mediterranean design according to preference, incorporating all the rooms a luxury villa requires. The design is paramount to maximizing views, natural light, and the flow of spaces. Good planning represents a significant advantage in terms of time and management, allowing for a faster construction process.

Design Freedom with Harmonious Guidelines:

The permitted building height of two stories (7 meters) and 3-meter setbacks from all boundaries encourage a low-profile, elegant design that blends seamlessly with the natural surroundings. Whether contemporary or classic, your future villa will integrate beautifully into this peaceful and exclusive landscape.

Topographic plan and geotechnical studies are done.

Exclusive Community with 24-Hour Security:

Puerto de Los Almendros is a secure, gated urbanization known for its tranquility, impeccable maintenance, and panoramic viewpoints. Residents enjoy peace of mind with 24-hour security, making it a preferred address for discerning buyers seeking privacy and prestige.

Close to Everything, yet a World Apart:

While the setting offers quiet seclusion, you're only a short drive from the beaches and luxury lifestyle of Puerto Banús, the gastronomic delights of Benahavís village, and Marbella's Golden Mile. Top golf courses such as Los Arqueros, La Quinta, and Los Flamingos are nearby, as are excellent international schools including Aloha College and Marbella International University Centre.

Convenient Connectivity:

With direct access to the AP-7 and A-7 highways, Malaga Airport is just 45 minutes away, and Gibraltar is also within easy reach. The location offers seamless access to everything the Costa del Sol has to offer—while retaining a rare sense of retreat and exclusivity.

An Outstanding Investment & Lifestyle Opportunity:

Whether you are a private buyer looking to build your dream home or a developer seeking a high-end project with planning advantages already in place, this plot represents a remarkable investment. The combination of location, views and size provides a truly unique opportunity to create a landmark property in one of Southern Spain's most elite residential areas.

Transform your vision into reality in Puerto de Los Almendros—where luxury, nature, and exclusivity meet.

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