

Commercial in Benahavís

Reference: R5017921



Bedrooms: 4  
Status: Sale

Bathrooms: 2  
Property Type: Commercial  
M<sup>2</sup>: 373  
Parking places: by request

Price: 6,900,000 €  
Printing day : 31st May 2026

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Overview: Exclusive Investment Opportunity in Benahavís, Costa del Sol This is an exclusive listing with YourEstateInTheSun.com. All agent inquiries must go through YourEstateInTheSun.com as the primary contact.

Property Overview Benahavís: Market Insights - 2024 Luxury Market Growth: +20% YOY | Over €3.2B invested - Average Price: €5,289/m<sup>2</sup> (among the highest in Andalusia) - Rental Demand: High yield | Avg. rents above €17/m<sup>2</sup> - Neighboring Prestige: Minutes from La Zagaleta, where homes average €12.3M Lifestyle & Location Highlights - Dining: Michelin-starred restaurants, tapas bars, wine tastings - Golf & Leisure: Access to La Zagaleta, premier courses nearby - Beaches: 10 minutes to San Pedro & Puerto Banús - Outdoor: Gorge walks, biking trails, river trekking - Wellness & Shopping: Yoga retreats, luxury spas, La Cañada - Education: Top international schools nearby - Access: 45 min to Málaga Airport | 1 hr to Gibraltar

Ideal Development Concepts

1. Ultra-Luxury Villa
2. 2–3 Boutique Villas
3. Signature Restaurant
4. Eco-Luxury Boutique Hotel
5. Artisan Retreat or Cultural Hub
6. Luxury Co-Working Retreat

Investment Highlights - Size: 2,874 m<sup>2</sup> — flexible development potential - Zoning: Confirmed urban classification - Access: Dual-road potential for private/public entry - Models: Passive (villa), Semi-active (hotel), Active (restaurant) - Time Horizon: Fast-turn (villa) vs. brand-build (restaurant/hotel)

Top 3 Development Strategies

1. 1–2 Luxury Villas: Quick ROI via off-plan or completed sales
2. Boutique Signature Restaurant: Elevated lifestyle branding
3. Eco-Boutique Hotel: Brand growth + long-term yield

Quick Master Plan Suggestion - Build a luxury villa at the rear of the plot - Develop a destination restaurant at the front (roadside) - Link both with a landscaped courtyard or vineyard - Host retreats, weddings, and private events

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#### Features:

None, Golf, Pool, Air conditioning, Sea views, Garden, None, Parking, Investment, Luxury