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Real Estate
Garant Consulting Plus

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Commercial in Benahavís

Reference: R5003695



Bedrooms: by request

Bathrooms: by request

M²: 2,100

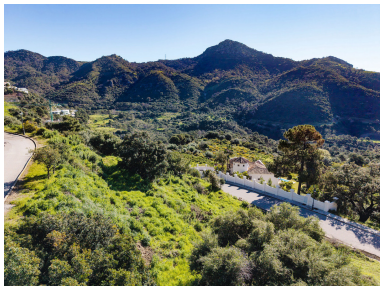
Price: 599,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

Printing day : 10th November 2026











Overview:Located in the elevated landscape of Monte Mayor, this 2,100 square metre plot offers an exceptional opportunity to create a bespoke home within one of the most private and secure gated communities in the Benahavís area. Whether you choose to proceed with the approved project for a 375 square metre villa or develop your own architectural vision, the setting is designed to inspire. The existing villa project proposes a modern five-bedroom, four-bathroom residence, thoughtfully planned across two levels. It includes expansive open-plan living areas, floor-to-ceiling windows capturing panoramic views, and generous terraces that connect seamlessly with the natural surroundings. With a combination of interior living space of approximately 325 sqm and terrace areas totalling around 50 sqm, the proposed home prioritises comfort, privacy, and an integration with nature. The layout includes multiple en-suite bedrooms, a central social zone, and optional amenities such as a pool and roof terrace. Monte Mayor is known for its low-density planning, where properties are spaced out across rolling hillsides, providing complete privacy while maintaining connection to a strong, community-oriented environment. The architecture in the area ranges from traditional Andalusian-style villas to striking modern designs, allowing flexibility while adhering to quality and aesthetic guidelines. The gated community includes 24-hour security, beautifully maintained infrastructure, and a serene natural setting that includes mountain trails, natural springs, and protected green zones. Positioned just 15 to 20 minutes from the coast, Monte Mayor provides access to golden beaches such as Playa del Saladillo and Guadalmina Baja, both known for their calm waters and relaxed beach clubs. For golf lovers, nearby courses such as Los Flamingos Golf, El Paraíso Golf, and Marbella Club Golf Resort offer some of the best fairways in the region, each with its own clubhouse and panoramic sea and mountain views. Despite its secluded and peaceful character, Monte Mayor is surprisingly well connected. The centre of Benahavís, famed for its culinary scene with restaurants like Amanhavis, Los Abanicos, and La Escalera, is just a 10-minute drive. The area also benefits from access to reputable international schools such as Atalaya International School and Laude San Pedro, both reachable within 20 minutes. Supermarkets, pharmacies, and other essential services are easily accessed in nearby Cancelada and Estepona. Outdoor recreation is a key attraction of life in Monte Mayor. The surrounding Sierra Bermeja mountains offer opportunities for hiking, cycling, and nature walks, while the proximity to the coast ensures a lifestyle that balances inland tranquility with coastal vibrancy. The nearby Monte Mayor Golf & Country Club, though now closed for public play, still adds value as part of the heritage and future potential of the community. From an investment perspective, this plot stands out due to its buildability, size, views, and existing architectural project, allowing for a faster turnaround on construction. Whether developed for personal use or as a long-term asset within the luxury rental or resale market, the potential return is significant due to the growing appeal of secure, private communities within proximity of the Costa del Sol's main attractions. This opportunity to acquire land in Monte Mayor represents more than just a plot—it is a foundation for a highly individualised lifestyle surrounded by nature, luxury, and architectural freedom. Whether realising the proposed villa or building your own dream home, the value lies in flexibility, views, and long-term potential in one of Benahavís' most discreet yet desirable addresses.

Features:

Sea views, Mountain views