

Harwil & Co.

EXCLUSIVE LISTING

Architectural Grandeur in Europe's Premier Enclave

An Acquisition Opportunity of Rare Scale & Significance

SECTOR E, LA ZAGALETA, BENAHAVÍS, SPAIN

OFFERED AT

€10,300,000

APPRAISED VALUE

€15,800,000

Executive Summary

LA ZAGALETA ESTATE OVERVIEW

Set within one of the largest private parcels in La Zagaleta, this signature estate offers unmatched scale, absolute discretion, and commanding panoramic surroundings.

Positioned for an expedited, off-market transaction significantly below its recent €15.8M appraisal, the residence stands as an extraordinary blank canvas for the discerning buyer to refine and personalize a trophy asset in Europe's most secure gated address.

IMMEDIATE EQUITY ADVANTAGE

Offered at €10,300,000, representing an immediate equity buffer of over €5,500,000 below certified appraisal.



La Zagaleta Estate Twilight Overview

Estate Overview & Specifications

KEY METRICS

11,144 m² PLOT SIZE	1,306 m² BUILT AREA	9 Suites BEDROOMS	12 BATHROOMS	€10.3M ASKING PRICE	€15.8M APPRAISED VALUE
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Key Transaction Features

- ✓ Direct off-market acquisition opportunity with substantial equity buffer
- ✓ Separate self-contained guest house structure providing complete autonomy
- ✓ Expansive private grounds & manicured gardens surrounded by protected natural reserve
- ✓ Unrivalled security & discretion within Sector E of Europe's premier residential enclave

Grand Reception Volumes

DOUBLE HEIGHT RECEPTION SALON

Soaring Ceilings: Double-height architectural salon featuring magnificent timber-paneled ceilings and integrated structural elements.

Luminous Design: Custom floor-to-ceiling fenestration capturing panoramic natural light and surrounding mountain vistas.

Refined Detailing: Floating glass galleries and seamless indoor-outdoor transition to expansive entertaining terraces.



Architectural & Interior Design

LIVING SPACES



Living Room View with Modern Fireplace



Formal Dining Room



Dual-Kitchen Configuration

STATE-OF-THE-ART CULINARY HUB

Designer Show Kitchen: Minimalist high-gloss cabinetry, island bar, integrated LED architectural lighting, and direct garden access.

Commercial Catering Kitchen: Separate fully equipped, professional-grade kitchen designed specifically for private chef service and large-scale hosting.

Adjacent Entertainment: Direct connection to formal dining spaces and external pool deck dining pavilions.



Minimalist High Gloss Kitchen



Two Primary Suites & Spa-Grade Bathrooms

SANCTUARY OF COMFORT



Primary Bedroom Suite



Spa-Grade Marble Bathroom



Grounds & Wellness

RESORT LIVING

Resort Swimming Pools: Architectural main pool with mosaic detailing and integrated wet pool bar.

Private Sports Complex: Full paddle tennis court and private football pitch on estate grounds.

Indoor Wellness & Leisure: Private gym, sauna, steam room, massage suite, indoor spa, custom wine cellar, private cinema, library, and billiards room.

Manicured Grounds: Serene koi pond, mature olive groves, expansive lawns, and covered entertainment pavilions.



Pristine Olive Groves and Exterior Lawns



La Zagaleta, Benahavís, Spain

LOCATION & LIFESTYLE

Recognized globally as Europe's most exclusive, secure, and private gated community, spanning over 900 hectares of protected natural reserve with 24-hour armed security and strict access control.

Private Golf

Two private 18-hole championship golf courses exclusively for residents, complete with members-only clubhouses.

Equestrian Center

State-of-the-art equestrian facilities and stables catering to all riding disciplines in pristine natural surroundings.

Private Helipad

Private estate heliport allowing discreet direct transfers to Málaga International Airport, Marbella, and beyond.

VIP Concierge

Red-carpet concierge services including private chef provisioning, estate management, and personal security.



Market Benchmark & Valuation Report

VALUATION ANALYSIS

PROPERTY BENCHMARK	PLOT SIZE	BUILT AREA	BEDS / BATHS	ASKING PRICE	PRICE / BUILT M²
Subject Property (Sector E)	11,144 m²	1,306 m²	9 / 12	€10,300,000	€7,886/m²
Comp 1: Modern Villa, Sector B	6,500 m²	1,200 m²	7 / 8	€14,500,000	€12,083/m²
Comp 2: Classic Estate, Sector A	8,200 m²	1,450 m²	8 / 10	€16,800,000	€11,586/m²
Comp 3: Turnkey Mansion, Sector C	10,000 m²	1,500 m²	9 / 11	€19,500,000	€13,000/m²

INVESTMENT & EQUITY INSIGHTS

Appraised at €15,800,000, the subject property offers an immediate equity buffer of over €5,500,000. Its position on an expansive 1.1+ hectare plot allows an investor to execute targeted cosmetic modernizations to capture prime La Zagaleta market rates exceeding €12,000/m².

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Private Viewings & Inquiries

Arranged strictly by appointment for vetted buyers.

PRESENTED EXCLUSIVELY BY

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