

**Sales - House - Estepona**  
**646.000€**



**Ref.-ID: MIBGR4647196**

**Estepona**

**House**

**IBI: 1,533 EUR / year**

**Rubbish: 171 EUR / year**



**2**



**2**



**116 m2**



**1057 m2**

House to demolish in Urbanization Monte Biarritz, Nueva Atalaya. House in need of demolition in a 1.057 square meters plot, offering a wide space to build. Located in a privileged area and with sea views from it. It is a great opportunity for investors for the creation of a new luxury residence, making the most of the available area, and has a maximum buildable area from the plot available of 28% (299sqm plus basement, terraces and porchs). You can segregate the plot into two plots of more than 500sqm each, opening up the possibility of creating multiple high value residences on it. This property offers the perfect canvas to create ambitious projects and establish a lasting legacy in a unique and exclusive location. The Urbanization de Monte Biarritz offers tranquility and peace, and it is situated within easy reach of shopping areas, the sea, golf courses, close to schools and just minutes from Benahavis and San Pedro. Please, contact us should you wish to arrange a viewing. It will be a pleasure to assist you.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li></ul> <b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul> <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li><li>✓ Gas</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Renovation Required</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Urban</li><li>✓ Street</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>
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