MIBGROUP.ES

**Sales - House - Estepona**

**525.000€**

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**Ref.-ID: MIBGR5298301** **Estepona** **House**

**3** **2** **142 m2** **738 m2**

A rare opportunity to acquire a frontline golf villa set on a generous 738m² plot in the highly sought-after area of Estepona Golf, offering outstanding potential for renovation, extension, and significant value uplift. The property benefits from the possibility to extend by 81.96m², allowing for a total built size of approximately 220m². Awaiting basic project approval. Currently comprising three bedrooms and two bathrooms, the villa requires full renovation, including new windows, kitchen, and bathrooms. This blank-canvas property presents an ideal opportunity for buyers looking to create a bespoke home tailored to their vision, or for investors seeking a high-return project in a rapidly developing location. Positioned on a spacious plot, the villa enjoys open golf views and excellent orientation. The generous outdoor space provides ample scope for extension (subject to planning) and the potential to reinstate a swimming pool, further enhancing both lifestyle appeal and resale value. Located just minutes from the coastline, beaches, and Estepona town centre, the area is undergoing significant transformation. Future growth is being driven by major developments such as the upcoming Globalia project, which will include a luxury hotel, tourist apartments, a lake with an artificial beach, residential zones, sports facilities, and large-scale television production studios—further strengthening the long-term appeal and investment potential of the area. Whether as a renovation project, strategic investment, or future dream home, this frontline golf villa represents a compelling opportunity in one of Estepona's most promising locations.

**Setting**
- ✔ Country

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Renovation Required
- ✔ Restoration Required

**Pool**
- ✔ Room For Pool

**Views**
- ✔ Sea Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Not Fitted Kitchen

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Open Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Category**
- ✔ Golf
- ✔ Investment
- ✔ Reduced
- ✔ Resale