# Sales - House - Estepona

# 629.000€

**Estepona** **House**

 **4**  **2.5**  **165 m2**  **15 m2**

A rare opportunity to acquire a property with an approved project and building licence already in place, allowing construction to begin immediately in one of the most desirable locations in Estepona. The property is sold in its current condition together with a complete architectural project, including detailed execution plans and full Obra Mayor licence, providing clarity and security for any investor or developer. The approved project is designed as a four-bedroom residence distributed across three floors plus a tower, incorporating a rooftop swimming pool and solarium terrace with open views over the Old Town. The specifications include solar panels, aerothermal system, underfloor heating and integrated LED lighting, creating a modern and efficient living space. Beyond the current design, there is confirmed potential from the Estepona Town Hall to expand the built area up to approximately 260m², allowing the property to be reconfigured into a boutique hotel of up to 10 bedrooms, offering strong investment potential in a high-demand area. All documentation is available for review, including the executive project plans forming the basis of the licence, the granted building licence, and official confirmation of the maximum buildable size. Estepona is one of the most charming towns on the Costa del Sol, known for its whitewashed streets adorned with flowers, golden sandy beaches and authentic Andalusian atmosphere. Combining traditional character with a growing demand for quality accommodation, it offers an ideal setting for both lifestyle buyers and investors seeking long-term value in a prime coastal destination.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Condition**
- ✔ Renovation Required

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ U/F Heating

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom

**Garden**
- ✔ Private Garden

**Category**
- ✔ Luxury



























