

Ref.-ID: MIBGR5373790

Estepona

House

Community: 2,940 EUR / year

IBI: 2,511 EUR / year

Rubbish: 180 EUR / year



5



4



270 m2



4426 m2

Exceptional Investment Opportunity in Estepona - Large Plot with Development Potential This is a rare chance to acquire a substantial property in a prime location in Estepona, offering outstanding potential for renovation or development. Set on an expansive 4,400 m<sup>2</sup> plot, the property can be transformed into a stunning family residence or offers the possibility to subdivide and develop up to four separate homes (subject to planning permission). The existing villa features a spacious main house with three bedrooms and two bathrooms, a generous living room, and a dining area conveniently located next to the fully fitted kitchen. In addition, the grounds include a separate guest house, ideal for visitors or rental income, comprising two bedrooms, a bathroom, a living area, and its own kitchen. The outdoor space is equally impressive, boasting a large private swimming pool, a dedicated BBQ area perfect for entertaining, and beautifully open garden areas with panoramic views of the sea, mountains, and surrounding landscape. A second plot of 1,500 m<sup>2</sup> is also included under a separate title deed, further enhancing the development potential. Property Highlights: 5 Bedrooms, 4 Bathrooms Built area: 275 m<sup>2</sup> Plot size: 4,400 m<sup>2</sup> South-facing orientation Private pool and extensive gardens Separate guest accommodation Close to port, shops, sea, town, and schools Air conditioning (hot & cold) Private parking Condition: Renovation required - a perfect opportunity to add significant value. Category: Investment / Resale

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

**Garden**

- ✓ Private

**Condition**

- ✓ Fair
- ✓ Renovation Required

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Double Glazing

**Parking**

- ✓ Private

**Pool**

- ✓ Private

**Furniture**

- ✓ Optional

**Category**

- ✓ Investment
- ✓ Resale

















