Sales - Plot - Estepona

2.300.000€

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Ref.-ID: MIBGR5462329 **Estepona** **Plot**

IBI: 432 EUR / year

 **7**  **6**  **495 m2**  **3560 m2**

Investment Opportunity An investment property is being offered with 2 possible options: Option 1 — Land for new development project for the construction of 13 apartments. The project has been fully developed and is ready to be implemented. Therefore, the property is of interest both to an investor seeking rental income and to a developer interested in constructing and subsequently selling the apartments. Option 2 — Two completed villas for rental The property includes 2 completed villas that can be used to generate stable income through either short-term holiday rentals or long-term rentals. The property encompass the original main house, a modern recently built guest bungalow and two swimming pools, all nestled amidst green gardens and fragrant orange trees orchard. The property is secluded, peaceful, and provides a serene escape from the hustle and bustle of everyday life. The main house accommodation comprises an entrance hall and an open living room featuring a cozy fireplace. The high ceilings and historic ambiance create a warm and inviting atmosphere. The fully equipped kitchen provides direct access to a lovely patio where you can enjoy a relaxing breakfast in a cool and tranquil setting. The ground floor level of the main house features three bedrooms, one of which is en-suite and comes with a fireplace, while the other two share a bathroom. Step outside and you will find a separate gazebo with a fully equipped barbecue and dining area next to the swimming pool. The upper level houses the master bedroom suite with jacuzzi and walking wardrobe. The balcony offers views of the sea and mountains. A fully refurbished modern style villa with private swimming pool, patio, and barbecue area is separated from the main house and has total privacy. The house features an open plan living room and kitchen area, and three separate en-suite bedrooms each with their own private terraces and laundry. 220 m2 main house + 30 m2 terrace (two on the first floor and one on the second floor) + barbecue and garage new house of 200 m2 + barbecue and a terrace of 45 m2 Ideal property for large families or investors.

Setting
- Close To Sea
- Close To Town
- Close To Schools
- Close To Marina

Orientation
- South East Orientation
- South Facing
- South West Orientation

Condition
- Good Condition
- Recently Refurbished

Pool
- Private Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- Fireplace
- U/F Heating
- U/F/H Bathrooms

Views
- Sea Views
- Mountain Views
- Golf Views
- Country Views
- Panoramic Views
- Garden Views
- Pool Views
- Forest Views

Features
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- Guest House
- Storage Room
- Utility Room
- Ensuite Bathroom
- Disabled Access
- Jacuzzi
- Barbeque
- Double Glazing
- Staff Accommodation
- Fiber Optic

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

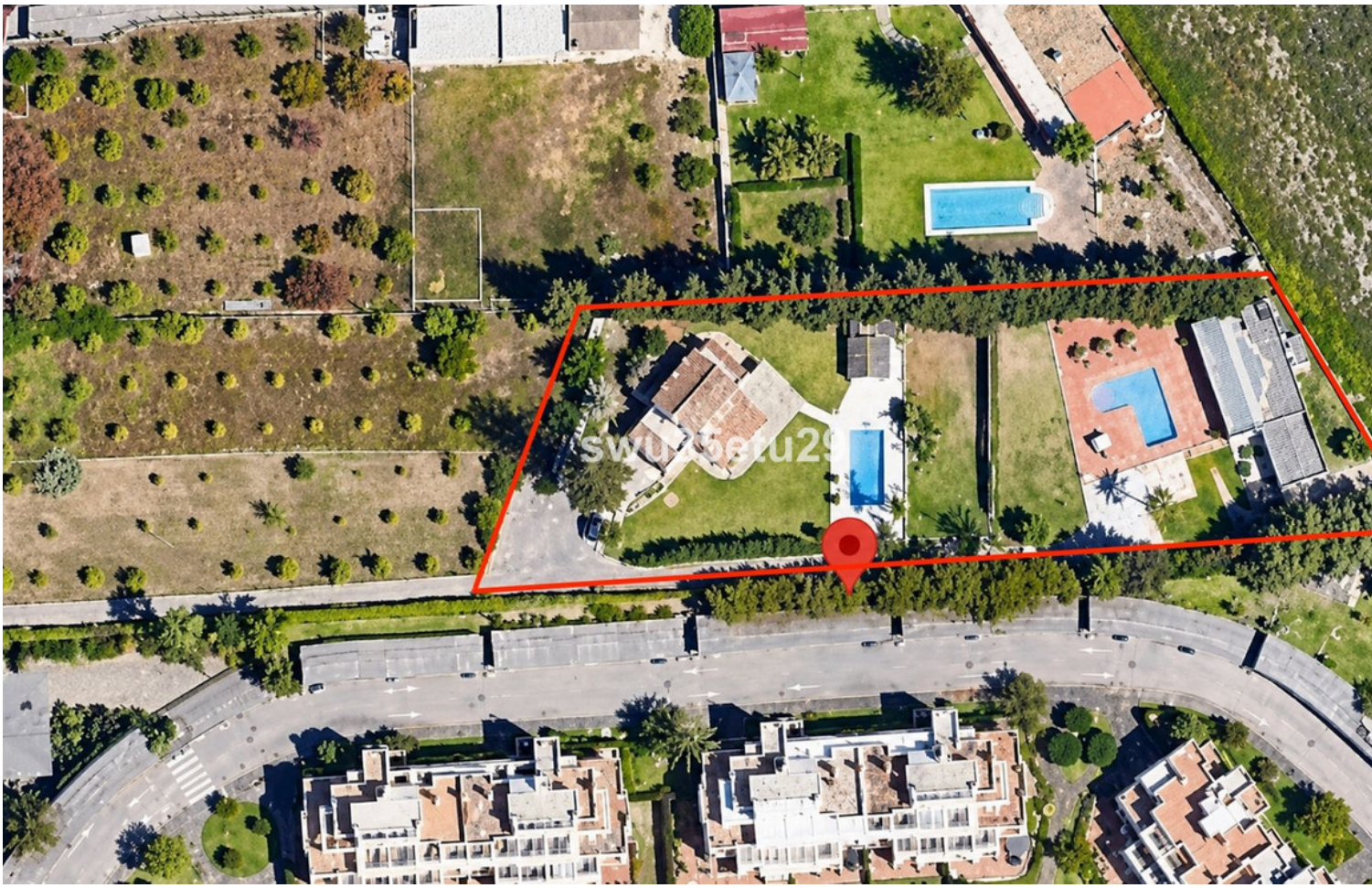
Garden
- Private Garden

Security
- Gated Complex
- Alarm System

Parking
- Garage
- Covered Parking
- Multiple Parking Spaces
- Private Parking

Category
- Holiday Homes
- Investment
- Luxury







Planta gener

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swu35etu29
Vista frontal Edificio
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swu35etu29
Vista del conjun
#13ApartamentosEstep

USOS	ÁREA CONSTRUIDA
Edificio 1	
VIVIENDA PLURIFAMILIAR	861.98 m²
VIVIENDA PLURIFAMILIAR (TERRAZA)	741.25 m²
VIVIENDA PLURIFAMILIAR (ZZCC)	189.35 m²
Edificio 2	
	307.89 m²
VIVIENDA PLURIFAMILIAR	471.77 m²
VIVIENDA PLURIFAMILIAR (TERRAZA)	172.76 m²
VIVIENDA PLURIFAMILIAR (ZZCC)	18.84 m²

VIVIENDA	TIPOLOGIA	ÁREA CONSTRUIDA	SUP.ÚTIL
Edificio 1			
01.PLANTA BAJA			
1_0_A	2D Lateral	219.59 m²	200.08 m²
1_0_B	2D Central	149.20 m²	131.64 m²
1_0_C	3D Lateral	224.65 m²	202.54 m²
02.PLANTA PRIMERA			
1_1_A	2D Lateral	151.11 m²	119.28 m²
1_1_B	2D Central	142.46 m²	118.34 m²
1_1_C	3D Lateral	171.39 m²	136.76 m²
03.PLANTA SEGUNDA			
1_2_A	3D Ático A	137.42 m²	111.32 m²
1_2_B	3D Ático B	181.15 m²	151.80 m²
04.PLANTA ÁTICO			
1_2_A	3D Ático A	117.60 m²	96.03 m²
1_2_B	3D Ático B	108.65 m²	91.28 m²
		1603.23 m²	**1359.07 m²**
Edificio 2			
01.PLANTA BAJA			
2_0_A	2D Lateral	176.92 m²	159.14 m²
2_0_B	2D Lateral	176.92 m²	159.14 m²
02.PLANTA PRIMERA			
2_1_A	2D Lateral	162.16 m²	144.02 m²
2_1_B	2D Lateral	162.17 m²	143.58 m²
03.PLANTA SEGUNDA			
2_2_A	2D Ático	274.25 m²	247.90 m²
		952.42 m²	**853.76 m²**
TOTAL		**2555.65 m²**	

	ÁREA CONSTRUIDA	%CÓMPUTO	ÁREA COMPUTABLE
Edificio 1			
SUPERFICIE CERRADA			
01.PLANTA BAJA	306.01 m²	100	306.01 m²
02.PLANTA PRIMERA	306.01 m²	100	306.01 m²
03.PLANTA SEGUNDA	8.54 m²	50	4.27 m²
03.PLANTA SEGUNDA	186.57 m²	100	186.57 m²
04.PLANTA ÁTICO	8.84 m²	50	4.42 m²
04.PLANTA ÁTICO	61.84 m²	100	61.84 m²
	877.82 m²		**869.13 m²**
TERRAZA			
01.PLANTA BAJA	286.83 m²	0	0.00 m²
01.PLANTA BAJA	62.39 m²	50	31.20 m²
01.PLANTA BAJA	3.56 m²	100	3.56 m²
02.PLANTA PRIMERA	207.93 m²	0	0.00 m²
02.PLANTA PRIMERA	12.81 m²	50	6.40 m²
02.PLANTA PRIMERA	3.56 m²	100	3.56 m²
03.PLANTA SEGUNDA	182.10 m²	0	0.00 m²
04.PLANTA ÁTICO	155.57 m²	0	0.00 m²
	914.76 m²		**44.72 m²**
	1792.58 m²		**913.85 m²**
Edificio 2			
SUPERFICIE CERRADA			
01.PLANTA BAJA	196.04 m²	100	196.04 m²
02.PLANTA PRIMERA	193.04 m²	100	193.04 m²
03.PLANTA SEGUNDA	101.53 m²	100	101.53 m²
	490.61 m²		**490.61 m²**
TERRAZA			
01.PLANTA BAJA	148.26 m²	0	0.00 m²
01.PLANTA BAJA	17.82 m²	50	8.91 m²
02.PLANTA PRIMERA	129.90 m²	0	0.00 m²
02.PLANTA PRIMERA	6.67 m²	50	3.34 m²
03.PLANTA SEGUNDA	178.00 m²	0	0.00 m²
	480.65 m²		**12.25 m²**
	971.26 m²		**502.86 m²**
TOTAL	**2763.85 m²**		**1416.71 m²**

Superficies por Uso / Tipologías / Edificabilid

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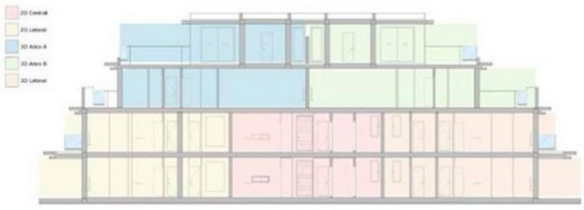

VIVIENDA	TIPOLOGIA	ÁREA CONSTRUIDA	SUP.ÚTIL
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03.PLANTA SEGUNDA			
1_2_A	3D Ático A	137.42 m²	111.32 m²
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04.PLANTA ÁTICO			
1_2_A	3D Ático A	117.60 m²	96.03 m²
1_2_B	3D Ático B	108.65 m²	91.28 m²
		1603.23 m²	**1359.07 m²**

Edificio 1 – Tipología 2D Centr

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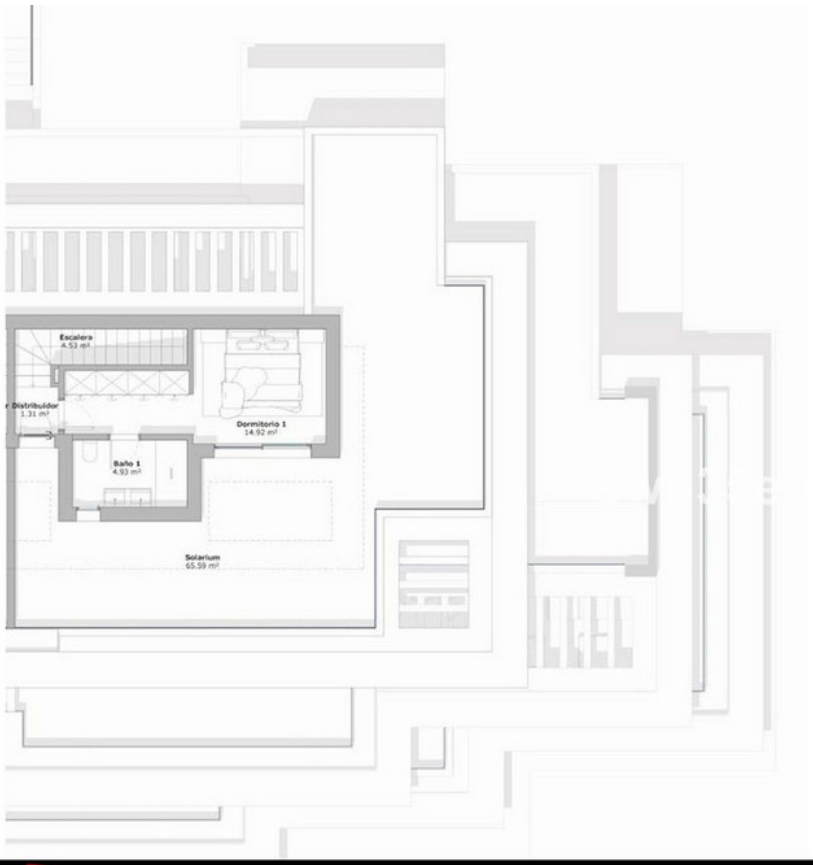

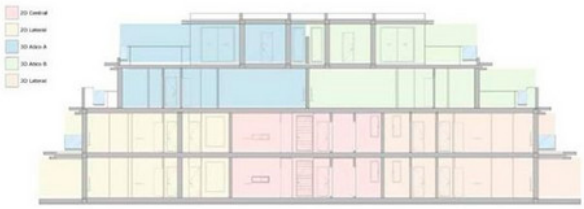

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1_2_B	3D Ático B	108.65 m²	91.28 m²
		1603.23 m²	**1359.07 m²**

Edificio 1 – Tipología 3D Ático B – Nivel Superi

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