



## Detached Villa for sale in Estepona, Estepona

1,150,000 €

Reference: R5327605 Bedrooms: 2 Bathrooms: 1 Plot Size: 550m<sup>2</sup> Build Size: 93m<sup>2</sup>





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## Costa del Sol, Estepona

Beachfront · Plot with great potential in New Golden Mile, Estepona

Exceptional opportunity to acquire a property on the seafront, located in one of the most exclusive and consolidated areas of the New Golden Mile. The plot, completely flat and with an approximate area of 550 m<sup>2</sup>, offers a privileged environment and great potential to develop a high-level home.

Currently there is a single-story detached house with approximately 82 m<sup>2</sup> built, distributed in two bedrooms, a bathroom and a toilet. The property requires comprehensive renovation, although it also allows its demolition for the construction of a new contemporary villa, adapted to current standards.

According to current urban planning regulations (EU-2), it is possible to expand the existing buildable area, with a maximum occupation of 30% of the plot and the possibility of building a ground floor + 1, which makes this property an excellent option for both residential use and investment.

Privileged location next to the sea, surrounded by luxury resorts, beach clubs and high-level services, a few minutes drive from Puerto Banús, golf courses, international schools and the center of Estepona.

A unique opportunity in a location where supply is very limited.



## Features:

### Views

Sea

Mountain

### Category

Investment

Bargain

Cheap

### Setting

Beachfront

Close To Marina

### Condition

Restoration Required