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Villa in Estepona

Reference: R3162982



Bedrooms: 5
Bathrooms: 3
M² Build size: 350
Price: 4,500,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 450,820













Overview:

Discover a truly extraordinary opportunity to acquire one of the largest and most captivating private estates on the Costa del Sol. Originally priced at €4,995,000, this magnificent property is now offered at an exceptional value of €4,500,000, presenting a unique investment in luxury, privacy, and future development. Spanning an immense 452,000 square meters, this estate in Estepona, Southern Spain, offers an unparalleled canvas for a discerning owner.

Prime Location and Uninterrupted Vistas

Nestled in the picturesque landscape of Estepona, this sprawling finca boasts an enviable location that perfectly balances serene seclusion with convenient accessibility. The journey from the bustling Ctra de Cadiz, just 6 kilometers (approximately 7 minutes) from the renowned Hotel Kempinski, leads directly to the main house via a fully asphalted road, ensuring effortless arrival. Estepona, a jewel of the Costa del Sol, is celebrated for its pristine beaches, vibrant marina, and charming old town, offering a rich blend of Spanish culture and modern amenities.

One of the most breathtaking features of this estate is its absolutely commanding position. Due to its unique topography, there are locations across the property where panoramic views of Gibraltar and the African coastline remain utterly unchanged for centuries. This creates an illusion of limitless natural beauty, where the only visible elements are the majestic forest, the sparkling Mediterranean Sea, the iconic rock of Gibraltar, and the distant shores of Africa. Such an exclusive vantage point guarantees a sense of profound tranquility and unparalleled privacy, further enhanced by the estate's very own private helipad, offering ultimate discretion and convenience.

A Legacy of Potential: Unlocking Future Value

What truly sets this estate apart is its remarkable historical planning context and immense future potential. The land once shared the exact same planning restrictions as "La Zagaleta," the Costa del Sol's most exclusive residential development. La Zagaleta, initially classified as "Completo Serrano non Urbinisable," was later re-zoned, leading to the creation of hundreds of palatial homes. This historical precedent hints at the extraordinary possibilities for transformation and value appreciation inherent in this Estepona estate.

Currently, the accepted zonings for this property are incredibly versatile, allowing for a wide range of developments. These include Hotels, Farming, Rural Tourism, Sports Facilities, Schools, Universities, Hospitals, Clinics, Mining, Cattle, Camping, Nature and Recreational parks, and Refuge areas. This extensive flexibility offers an immediate wealth of opportunities for commercial or private ventures, making it not just a home, but a strategic asset with boundless potential for adaptation and growth.

The Refined Farmhouse & Guest Sanctuary

At the heart of this vast domain stands a charming farmhouse, meticulously refurbished and redecorated to perfectly preserve its authentic Andalusian character. This inviting residence features four comfortable bedrooms, two bathrooms, a spacious kitchen and breakfast room, and a grand double drawing room perfect for entertaining. A dedicated dressing room adds to the comfort, while outside, a private swimming pool, expansive sun terraces, and four garages complete the main dwelling. A productive vegetable garden further enhances the self-sufficiency and rustic charm of the estate.

Adding to the accommodation, a delightful guest cottage provides a private retreat for visitors. It comprises a cozy double bedroom, a fully equipped kitchen, a comfortable lounge, and a modern shower room, ensuring guests enjoy their stay with complete independence. Beyond these residences, the estate includes four practical outhouses and a number of abandoned houses and ruins, many of which are ideally suited for conversion into equestrian facilities, additional accommodation, or unique recreational spaces. There is even a charming hamlet with a traditional kiln, hinting at the estate's rich history and potential for restoration.

Nature's Bounty: Abundant Resources & Pristine Landscape

This estate is a true testament to natural abundance. It boasts not only one small and two large water deposits but also benefits from an extraordinary access to 40,000 cubic meters of free river water annually. The majestic Rio Velerin flows year-round through the property, a river that famously never runs dry, creating numerous picturesque waterfalls and natural rock swimming pools—a private oasis of refreshing natural beauty. Furthermore, a private well on the land ensures additional water security.

The vast expanse of the finca is crisscrossed by approximately 5 kilometers of existing internal roads, facilitating easy navigation throughout the property. Amidst this natural splendor lies a remarkable 100,000 square meter area of flat land, historically used for wheat cultivation and later for a mango plantation. This expansive, level ground once attracted a potential buyer who envisioned it as a private runway for a light aircraft, underscoring its versatility. The estate also boasts its own private forest, teeming with indigenous wildlife such as wild boar, partridge, and deer, offering unparalleled opportunities for hunting, hiking, and mountain biking. An orchard and an abundance of fruit trees contribute to the estate's self-sustaining charm. Crucially, the majority of the land benefits from readily available water and electricity connections.

Infrastructure & Expansion Opportunities

Modern comforts are not overlooked, with digital television, mains electricity, and air conditioning ensuring a contemporary living experience. For those envisioning an even grander vision, there is the exceptional possibility to acquire two additional, adjacent plots. "The Eagles Nest" (Protection 2), spanning 95,000m², is available for an extra €995,000, while "The Amphitheatre" (Protection 2), covering 72,000m², can be purchased for €700,000. These additional parcels offer a rare chance to expand an already colossal estate into an even more expansive and exclusive domain, solidifying its status as one of Europe's premier private holdings.

This Estepona estate represents more than just a property; it is an enduring legacy, a natural sanctuary, and an investment in an unparalleled lifestyle. Its unique blend of historical significance, immense current value, and spectacular future potential makes it an irresistible offering for those seeking the ultimate in luxury and opportunity on the Costa del Sol.

Features:

None, Pool, Air conditioning, Mountain views, None, Parking, Resale