+34 604 489 646

info@luxury-realty.com

# Villa in Estepona

Reference: R4272646



Bedrooms: 6
Bathrooms: 5
M² Build size: 952
Price: 8,500,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 8,500













Overview:

# Coastal Grandeur: An Exclusive Beachfront Estate & Development Opportunity in Estepona

Welcome to an unparalleled masterpiece of coastal living, where the azure embrace of the Mediterranean Sea meets the verdant splendor of southern Spain. This extraordinary estate presents a once-in-a-lifetime opportunity to acquire one of the last truly magnificent residential beachfront properties on the prestigious Costa del Sol, specifically in the charming town of Estepona. Spanning an impressive 8,500 m2, this opulent haven offers not just a spectacular existing villa, but also an expansive canvas for bespoke development, all blessed with breathtaking, uninterrupted panoramic views of the sea and direct access to the pristine sands.

The property comprises two distinct and generous plots. The first, measuring 3,500 m2, is home to a majestic, meticulously crafted villa. The second, an expansive 5,000 m2 parcel, offers extraordinary potential for constructing two additional luxury villas. The existing 664 m2 villa is a testament to sophisticated design. Its elegant living room, boasting a dramatic double-height ceiling, seamlessly connects to extensive terraces and tropical gardens. The fully equipped gourmet kitchen is designed for both intimate family meals and lavish entertaining. The grand master bedroom features a lavish en-suite, complemented by five additional double bedrooms, each with its own en-suite bathroom, three of which have been recently modernized. Leisure is ensured with a dedicated entertainment room, offering a cinema area, coffee table lounge, billiards, and table tennis. A beautiful internal garden provides a tranquil oasis.

The outdoor spaces are a true paradise for relaxation and recreation. A magnificent 20x8 meter swimming pool forms the centerpiece of the garden, complemented by a luxurious Jacuzzi with a cascading waterfall. Expansive terraces invite sunbathing or grand events, alongside a dedicated barbecue area with a large dining table for al-fresco feasts. For sports enthusiasts, a private tennis court offers endless hours of active enjoyment amidst lush surroundings of swaying palm trees and vibrant flora.

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This estate represents an unparalleled investment opportunity to acquire what is arguably the last genuinely residential beachfront plot of this magnitude. With full licensing already secured, the potential is vast: either enhance the existing grandeur by adding three brand-new, luxurious villas and renovating the current residence, or embark on a visionary project to construct four entirely new, ultra-modern residences. Each potential dwelling would benefit from exclusive private beach access and captivating, panoramic sea views. A significant advantage is that the property is ideally suited for UE3 and UE4 category homes (not apartments), with a full license exclusively granted for houses. All necessary topographic studies and planning permissions are already firmly in place, streamlining immediate project commencement and realization of your architectural aspirations.

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The location of this prestigious estate in Estepona, a jewel of the Costa del Sol in southern Spain, is truly unbeatable. Boasting direct frontage and access to the beach, it places the shimmering Mediterranean literally at your doorstep. Estepona is renowned for its charming old town, vibrant marina, and a perfect blend of traditional Andalusian culture with modern amenities, offering a sophisticated yet relaxed lifestyle. The estate benefits from exceptional proximity to world-class facilities: the bustling Estepona Marina and town center, an array of exquisite restaurants, stylish bars, and boutique shops. Golf enthusiasts are surrounded by prestigious courses like Valle Romano, Estepona Golf, and Finca Cortesín. Essential services, including supermarkets and the new Estepona Hospital, are conveniently at hand. Marbella is a mere 20-minute drive, while Malaga Airport is just 40 minutes away. This is more than a property; it is an extraordinary legacy waiting to be claimed.

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Features:

Beachfront, Pool, Air conditioning, Sea views, Private garden, Parking, None