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# Terraced Townhouse in Estepona

Reference: R5182528



Bedrooms: 5

Bathrooms: 3

M² Build size: 223

Price: 552,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Luxury Realty proudly presents a distinctive, strategic investment opportunity nestled in the vibrant heart of Estepona, a jewel on the Costa del Sol. This substantial 223 m² property on a 121 m² plot represents a rare chance to acquire a significant asset with immense development and immediate revenue potential, all within one of Southern Spain's most sought-after coastal towns.

## Strategic Acquisition: Unlocking Immediate & Future Value

This unique offering provides a calculated advantage for the astute investor. The property is available at an exceptionally attractive entry price due to specific terms: the current owner, aged 92, retains a lifetime usufruct over the ground floor, where she resides. This arrangement allows for a phased investment, mitigating initial capital outlay while securing a prime asset in a rapidly appreciating market. Ensuring seamless full ownership in due course, it provides long-term security and exceptional capital growth.

## Immediate Revenue & Transformative Potential

The upper floor of this magnificent property is immediately available for comprehensive refurbishment and exploitation. Imagine transforming this expansive space into two exquisitely designed, independent luxury apartments, poised to capture the high demand for premium accommodation in Estepona. Targeting lucrative holiday or long-term rentals, these units promise swift returns, establishing revenue streams before full operational control.

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## Expansive Design Canvas & High-Yield Development

Beyond the existing structure, a private 121 m² rooftop terrace offers an extraordinary opportunity to craft a breathtaking solarium, sophisticated communal lounge, or bespoke leisure facilities with panoramic views. Single deed status facilitates conversion into up to four distinct, high-yield luxury apartments – two on the ground floor and two on the upper floor. Meticulously designed for modern tastes, each unit commands premium rental rates. Conservative estimates project robust rental income of at least €1,100 per apartment, exceeding €4,000 per month upon completion, establishing a powerful income-generating asset.

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## A Coveted Location: Estepona's Mediterranean Allure

Estepona, 'Garden of the Costa del Sol,' has evolved into one of Southern Spain's most desirable destinations. This property enjoys an utterly prime location, just moments from the pristine sands of La Rada beach and the captivating, flower-filled alleys of Estepona's renowned Old Town. Residents and guests are immersed in a vibrant tapestry of upscale boutiques, gourmet restaurants, charming cafes, and essential services, all within a stroll. Sophisticated infrastructure, rich cultural heritage, and vibrant social scene make it an irresistible draw for luxury lifestyle seekers and international visitors.

With over 300 days of glorious sunshine annually, Estepona offers an enviable Mediterranean lifestyle year-round. This climate transforms the rooftop into an indispensable extension of living space, ideal for al fresco dining, sunbathing, or spectacular sunsets. This blend of location, vibrant culture, and superb weather guarantees high demand for premium rentals, positioning this investment for continuous success.

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## Strategic Advantages for the Discerning Investor

For the discerning investor, this property presents a compelling array of strategic advantages:

- Reduced Entry Price: Access prime Estepona asset via intelligently structured acquisition.
- Immediate Revenue Generation: Immediate rental income from upper floor.
- Streamlined Administration: Simplified administration: single deed & tax.
- Exceptional Amenity Potential: Spacious rooftop for bespoke leisure spaces.
- Robust Market Demand: High demand for rentals in Estepona centre.
- Guaranteed Future Full Ownership: Ensures long-term asset security & appreciation.

## Conclusion: Your Legacy Investment on the Costa del Sol

More than a property, this is a strategic investment in Estepona's dynamic future. Offering immediate exploitable potential, an intelligent acquisition model, and guaranteed long-term returns in a prestigious location, this Estepona gem is an extraordinary opportunity. For investors seeking strong immediate income and significant capital appreciation, this Luxury Realty offering is without peer. Seize this opportunity to shape a landmark property in the heart of the Costa del Sol.

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Features:

None, Parking, Investment