+34 604 489 646

info@luxury-realty.com

Villa in Estepona

Reference: R5298301



Bedrooms: 3

Bathrooms: 2

M² Build size: 142

Price: 562,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 738













Overview:

Perched on the verdant fairways of Estepona Golf, a distinguished and highly sought-after enclave in the sun-drenched region of Southern Spain, lies an unparalleled opportunity for the discerning buyer. This frontline golf villa, set upon a generous 738m² plot, represents more than just a property acquisition; it is an invitation to embark on a transformative journey, offering outstanding potential for bespoke renovation, strategic extension, and significant value uplift within one of the Costa del Sol's most rapidly evolving and desirable locations.

This exceptional offering provides the rare advantage of a pre-approved possibility to extend the current structure by an additional 81.96m². This expansion would elevate the villa's total built size to approximately 220m², allowing for the creation of more expansive living areas, luxurious en-suite bedrooms, or even a dedicated home office or entertainment suite. With basic project approval currently awaiting finalization, this immediate potential for growth offers a distinct advantage, empowering future owners to sculpt an architectural masterpiece perfectly tailored to their lifestyle and desires, all while maximizing the property's intrinsic value.

Currently configured with three bedrooms and two bathrooms, the villa presents itself as a genuine blank canvas, eagerly awaiting a complete metamorphosis. It requires a full and comprehensive renovation, encompassing everything from new, energy-efficient windows that will frame the breathtaking golf vistas, to a state-of-the-art kitchen designed for culinary excellence and spa-like bathrooms that promise serene relaxation. This inherent need for refurbishment is not a drawback but rather a compelling asset; it empowers buyers to infuse their personal vision and aesthetic into every facet of the home, crafting a truly bespoke sanctuary that reflects their unique taste and stands as a testament to modern luxury living.

The generous and well-proportioned plot is one of the property's most captivating attributes. Positioned to command open, uninterrupted golf views, the villa benefits from excellent orientation, ensuring an abundance of natural light throughout the day and spectacular sunsets over the meticulously maintained greens. The expansive outdoor space is a particular highlight, providing ample scope for not only the aforementioned extensions (subject to final planning confirmation) but also for the reinstatement of a magnificent swimming pool. Imagine sun-drenched terraces perfect for al-fresco dining, lush landscaped gardens providing a private oasis, and a sparkling pool inviting refreshing dips – all contributing to an enhanced Mediterranean lifestyle and significantly boosting the property's future resale value and aesthetic appeal.

The strategic location of this villa places it just minutes away from the vibrant coastline, the pristine beaches that define the Costa del Sol, and the charming, bustling town centre of Estepona. Estepona itself, often referred to as the "Garden of the Costa del Sol," is renowned for its authentic Andalusian character, picturesque marina, world-class gastronomy, and a delightful array of shops and cultural experiences. Its strategic position offers seamless connectivity to Marbella, the exclusive Puerto Banús, and Malaga International Airport, making it an ideal base for both leisure and international travel.

Moreover, the area surrounding Estepona Golf is currently undergoing a period of profound and exciting transformation, cementing its status as a premier investment hotspot. This future growth is being substantially driven by major, groundbreaking developments such as the upcoming Globalia project. This ambitious undertaking is set to feature a luxury hotel, sophisticated tourist apartments, an awe-inspiring crystalline lagoon complete with an artificial beach, exclusive residential zones, state-of-the-art sports facilities, and large-scale television production studios. Such a significant infusion of high-end infrastructure and amenities is poised to further strengthen the long-term appeal, prestige, and investment potential of the entire Estepona region, promising robust capital appreciation for properties within its sphere of influence.

Whether envisioned as a meticulously executed renovation project destined to become a luxurious family home, a strategic investment poised for significant returns in a booming market, or the ultimate future dream home where every detail reflects personal aspiration, this frontline golf villa represents a truly compelling opportunity. It stands as a unique proposition in one of Estepona's most promising and dynamic locations, offering an unparalleled blend of present potential and future prosperity. This is not merely a house; it is a canvas for legacy, awaiting its transformation into a jewel of the Costa del Sol.

Features:

Pool, Sea views, Private garden, None, Parking, Investment, Resale