

Villa in New Golden Mile

Reference: R5327605

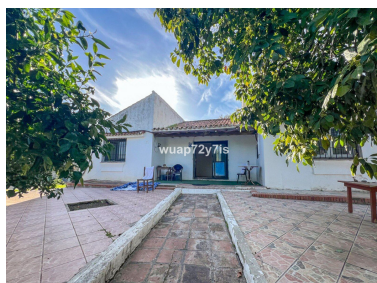


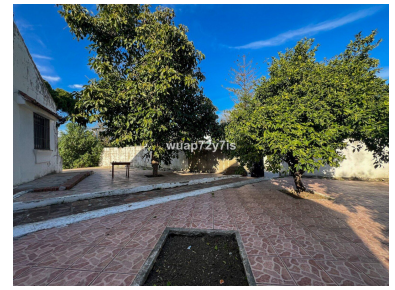
Bedrooms: 2  
Status: Sale

Bathrooms: 1  
Property Type: Villa

M<sup>2</sup> Build size: 93  
Parking places: by request

Price: 1,150,000 €  
M<sup>2</sup> Plot Size: 550





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Overview: 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  $\square\square 550\text{ m}^2$ , offers a privileged environment and great potential to develop a high-level home. Currently there is a single-story detached house with approximately  $82\text{ m}^2$  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.

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Features:

Beachfront, Sea views, Mountain views, Investment