Terraced Townhouse in Estepona

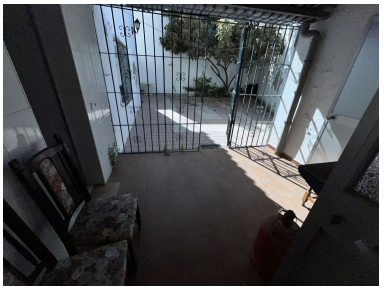
Reference: R5350465



Bedrooms: 8	Bathrooms: 2	M² Build size: 300	Price: 9,000,000 €
Status: Sale	Property Type: Terraced Townhouse	Parking places: by request	M² Plot Size: 209





Nestled in the sun-drenched heart of Estepona, a jewel of Southern Spain often celebrated as the 'Garden of the Costa del Sol,' lies an unparalleled investment opportunity awaiting the discerning developer. This exceptional urban plot on the coveted Calle Mondéjar represents a rare chance to sculpt a bespoke luxury development in one of Andalucía's most dynamic and sought-after enclaves. Estepona blends traditional charm with modern sophistication, a premier destination offering pristine beaches, exquisite gastronomy, and a vibrant cultural scene. This offering stands as a beacon for those looking to capitalize on the region's continuous growth and burgeoning luxury market.

The strategic location is a compelling attribute. Calle Mondéjar is a tranquil pedestrian street, ensuring an exclusive, peaceful environment at the epicentre of urban convenience. Just steps away, the newly revitalized Estepona Boulevard unfolds, a masterpiece of urban design with green spaces, water features, and a lively atmosphere perfect for leisurely strolls and al fresco dining. This prime position guarantees immediate access to sophisticated boutiques, gourmet restaurants, essential services, and cultural venues defining the town's upscale character. Furthermore, the glistening Mediterranean Sea and Estepona's award-winning beaches are a short stroll away, providing effortless access to a quintessential coastal lifestyle. Imagine waking to the sea breeze, enjoying morning coffee on a private terrace, then immersing oneself in the vibrant town center – all within minutes.

The property itself encompasses a generous plot of approximately 209 m², currently hosting a structure with 420 m² built area. While the existing building requires comprehensive renovation or, more optimally, complete demolition, this defines its value as an urban plot for new development. This is not merely a renovation project; it is a blank canvas, an exceptional opportunity to construct a contemporary architectural masterpiece from the ground up, tailored to the exacting standards of today's luxury market. Free from existing constraints, a developer can design spaces prioritizing modern aesthetics, functionality, and premium finishes, ensuring maximum appeal and capital appreciation.

Crucially, urban planning regulations permit construction of a ground floor plus two additional stories. This allowance enables development of multiple high-end apartments or luxury residences in Estepona's most coveted urban settings. Given strong demand for new, elegantly designed properties in prime town center locations, substantial return on investment is evident. A meticulously planned development could yield several spacious units, each featuring private terraces, state-of-the-art amenities, and bespoke interiors, commanding premium prices in a market seeking quality and exclusivity. This multi-unit capacity in a scarce central location positions this opportunity as unique and highly lucrative for savvy investors or developers.

Investing in Estepona means investing in a lifestyle and a future. The town's ongoing revitalization, epitomized by its 'Garden of the Costa del Sol' initiative, has transformed its old town into a vibrant tapestry of flower-filled streets, murals, and pedestrian zones. Beyond aesthetic appeal, Estepona boasts excellent infrastructure, including world-class golf courses, marinas, health facilities, and prestigious international schools. Connectivity is a major advantage, with Malaga International Airport just a 45-minute drive, and the glamorous resorts of Marbella and Puerto Banús a 20-minute journey. The steady influx of high-net-worth individuals and families seeking authentic Spanish charm blended with modern luxury has created a robust real estate market for new builds and prime locations.

This offering on Calle Mondéjar is a strategic entry point into Estepona's thriving luxury property sector. It provides the rare confluence of exceptional location, significant development potential, and a buoyant market ripe for high-quality residential offerings. For investors and developers seeking to leave their mark on Southern Spain's flourishing coastal towns, this represents an unmissable chance to create an iconic landmark development. At Luxury Realty, we specialize in identifying and presenting distinguished opportunities. We invite you to explore the profound potential of this prime urban plot and discuss your investment vision.

Features:

None, None, Investment