

Villa in Estepona

Reference: R5406478

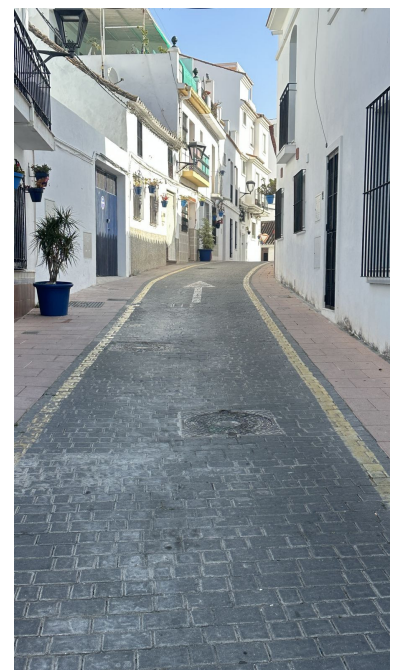


Bedrooms: 8
Status: Sale

Bathrooms: 8
Property Type: Villa

M² Build size: 192
Parking places: by request

Price: 1,070,000 €
M² Plot Size: 192





Overview:

Presenting an extraordinary investment prospect, exclusively tailored for discerning developers and astute investors seeking to capitalize on Estepona's burgeoning luxury real estate market. This substantial urban plot, spanning 192 m², is situated in the most coveted 'Casco Antiguo' – the charming Old Town – of Estepona, a jewel of Southern Spain's sun-drenched Costa del Sol. This isn't merely a plot; it's a blank canvas offering an unparalleled chance to create a landmark residential or commercial development, poised for significant capital appreciation and exceptional returns.

Estepona: The Garden of the Costa del Sol and a Premier Lifestyle Destination

Nestled on the sun-drenched coast of Andalusia, Estepona has transformed into a beacon of sophisticated Mediterranean living, proudly earning its moniker "The Garden of the Costa del Sol." Its picturesque Old Town, with its vibrant flower-filled streets, traditional white-washed houses, and bustling squares, offers an authentic Spanish charm that captivates residents and tourists alike. This property's strategic location places it at the very epicenter of this dynamic lifestyle. Imagine a location where the pristine sandy beaches are just a leisurely stroll away, inviting residents to indulge in the Mediterranean sun and sea. The charming cobblestone streets surrounding the plot are alive with an eclectic mix of gourmet restaurants, traditional tapas bars, designer boutiques, and local artisan shops, providing an unparalleled urban living experience. Furthermore, essential services, cultural attractions, and excellent schools are all within immediate reach, ensuring convenience and an enriched quality of life. The excellent connectivity to Marbella, Puerto Banús, and Málaga International Airport further enhances Estepona's appeal, cementing its status as a prime destination for both permanent residence and luxurious holiday escapes. This east, south-west, and west orientation of the plot ensures optimal light exposure throughout the day, a crucial element for high-end residential design.

An Unprecedented Development Canvas: Build Your Vision

Currently, the 192 m² urban plot hosts three small, older structures designated for demolition. This represents a distinct advantage: a true 'clean slate' that liberates developers from the constraints of renovating existing, often outdated, buildings. Instead, it offers the freedom to design and construct a state-of-the-art development from the ground up, incorporating contemporary architecture, luxurious finishes, and smart home technologies that meet the exacting standards of today's high-end market. The demolition phase paves the way for a truly bespoke project, unburdened by past limitations.

Crucially, local planning regulations unlock substantial development potential. The municipal plan permits the construction of up to three floors (Ground Floor + 2 additional floors), capped by an exclusive rooftop solarium terrace. This generous allowance maximizes the usable area, enabling the creation of multiple luxury apartments – perhaps a grand ground-floor unit, two spacious middle-floor residences, and an opulent penthouse with direct access to a private rooftop oasis. Alternatively, the plot could accommodate a sophisticated boutique hotel, leveraging Estepona's strong tourism demand. The design possibilities are vast, ranging from elegant townhouses to modern apartment complexes, each designed to capture the essence of luxury living in the Old Town. Envision open-plan living spaces, expansive terraces, and, crucially, the potential for private underground parking, a highly sought-after amenity in the historic center.

Investment Vision: Maximizing Returns in a Thriving Market

This is more than just a plot of land; it's a gateway to exceptional financial returns. Estepona's property market continues to demonstrate robust growth, fueled by both domestic and international demand for premium real estate. The strategic location of this plot within the Old Town guarantees high desirability, whether for resale to affluent buyers or for generating significant rental income. For developers, the opportunity lies in crafting a unique, high-value product that stands out in the market. The ability to build new, luxurious homes in such a prime, established area is a rarity, ensuring strong capital appreciation upon completion.

Furthermore, the potential for high rental yields is undeniable. Estepona is a year-round tourist destination, attracting visitors drawn to its charm, climate, and lifestyle. A development here could command premium rates for both short-term holiday rentals, catering to a sophisticated clientele seeking authentic experiences, and long-term residential leases for those desiring a permanent slice of Costa del Sol luxury. The "off-plan" nature of this opportunity also allows for customization during the sales process, potentially securing pre-sales and optimizing development financing. This project promises not just a return on investment, but a return on vision, creating a legacy property in one of Spain's most enchanting coastal towns.

Key Property Specifications & Future Potential

Plot Size: 192 m²

Building Potential: Ground floor + 2 additional floors + an exclusive rooftop solarium terrace.

Location Advantages: Town center, commercial area, beachside, close to port, shops, sea, schools, and all essential amenities. Unbeatable walking score.

Orientation: Predominantly East, South West, and West, ensuring ample natural light and diverse view opportunities (urban, street views).

Current Condition: Existing structures require demolition, presenting a prime 'restoration required' status for the land itself, allowing for fresh, modern construction.

Parking: Potential for integrated underground parking, a significant premium in the Old Town.

This is a truly unparalleled chance to shape a significant piece of Estepona's future. For investors and developers seeking a 'bargain' in terms of potential vs. initial outlay, this 'off-plan' project offers an extraordinary foundation for a landmark development. Seize this rare opportunity to create a unique, high-demand project that promises luxury, lifestyle, and enduring value in the heart of the Costa del Sol.

Features:

None, Parking