+34 604 489 646

info@luxury-realty.com

Villa in Estepona

Reference: R5432983

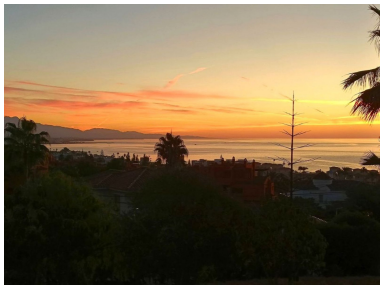


Bedrooms: 3
Bathrooms: 2
M² Build size: 286
Price: 1,495,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 1,203













Overview:

Positioned in the highly coveted enclave of Buenas Noches, a jewel within the vibrant municipality of Estepona, Southern Spain, this exceptional property offers more than just a home; it presents a gateway to the quintessential Mediterranean lifestyle and an unparalleled investment prospect. Perched majestically on a sprawling plot spanning approximately 1203m², which is uniquely comprised of two distinct parcels, this estate commands breathtaking, unobstructed panoramic views of the glistening Mediterranean Sea. Imagine waking to the gentle caress of the sea breeze and the sight of endless blue horizons, a daily spectacle that defines luxury coastal living.

Estepona, often referred to as the "Garden of the Costa del Sol," is renowned for its charming old town, its stunning marina, and its unwavering commitment to preserving its authentic Andalusian character while embracing modern conveniences. This prime location places you at the epicentre of it all. With the pristine sands of the beach a mere 700 metres stroll away, spontaneous seaside escapes become a daily luxury. The vibrant heart of Estepona, with its exquisite dining, boutique shopping, and cultural attractions, is effortlessly accessible within a short 7-minute drive. Furthermore, the charming marina of Puerto de la Duquesa, offering additional leisure and gastronomic delights, is just a comfortable 10-minute journey, ensuring that every desire is catered to within easy reach. This strategic positioning not only promises convenience but also assures strong capital appreciation in one of Spain’s most dynamic real estate markets.

The existing residence, an enchanting Andalusian-style villa, exudes warmth and character. Its advantageous south-east orientation ensures that every corner of the home is bathed in abundant natural light throughout the day, creating an inviting and luminous atmosphere. Spanning a comfortable layout, the villa features three elegantly appointed bedrooms, providing serene retreats for family and guests, complemented by two well-appointed bathrooms. The heart of the home is a spacious and welcoming living room, perfect for relaxation and entertaining, seamlessly connected to a fully fitted kitchen that combines functionality with traditional charm. Outside, the property is enveloped by a generous garden, a verdant canvas awaiting your personal touch. This expansive outdoor space offers ample room to envision and construct your bespoke swimming pool, creating an idyllic oasis where you can fully embrace the sublime Costa del Sol climate year-round. Picture endless sunny days spent lounging by the pool, hosting al fresco gatherings, and making cherished memories with family and friends amidst the tranquil beauty of your private domain.

However, what truly elevates this property beyond a simple family home is its extraordinary and multifaceted development potential – a prospect rarely found in such a prime coastal location. Thanks to its generous overall footprint and, crucially, its composition as two legally separate plots, this estate offers an unparalleled opportunity for astute investors and developers alike. The existing land can be meticulously divided into two distinct building plots. Furthermore, the current building allowance for this specific area permits the construction of two substantial, independent villas on each of these newly formed plots. This means, in essence, an investor has the potential to develop a total of up to four magnificent villas, each approximately 300m² in size, on this single expansive land parcel. This remarkable flexibility opens up a myriad of strategic possibilities: an investor could choose to develop the entire site, constructing multiple luxury homes for resale; alternatively, one could build a grand primary residence on one plot while developing the other for rental income or future sale. The demand for luxury properties in Estepona continues to surge, driven by its desirable climate, stunning landscapes, and excellent infrastructure. This dual-plot configuration, combined with the substantial building allowance, places this property in a league of its own, promising exceptional returns on investment and the creation of highly sought-after bespoke residences.

Representing a truly unique offering in the current market, this property transcends the ordinary. It is not merely a villa with a view; it is a meticulously positioned asset with significant inherent value and virtually limitless potential for appreciation and development. Luxury Realty proudly presents this as an unparalleled investment opportunity, a chance to secure a significant footprint in one of Southern Spain's most flourishing regions. We extend a personal invitation to you to experience this extraordinary estate firsthand. Come and discover the endless possibilities that await, and envision the future you could build in this remarkable corner of the Costa del Sol.

Features:

None, Air conditioning, Heating, Sea views, Private garden, None, Parking, Resale