+34 604 489 646

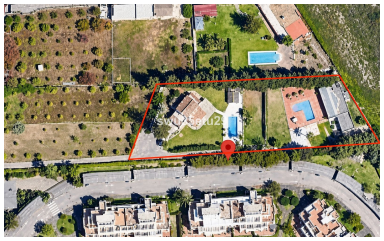
info@luxury-realty.com

Land in Estepona

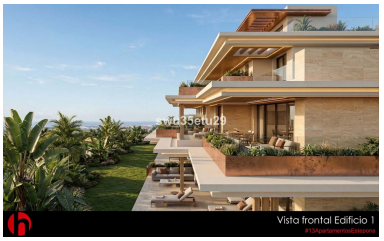
Reference: R5462329



Bedrooms: 7	Bathrooms: 6	M² Build size: 495	Price: 2,300,000 €
Status: Sale	Property Type: Land	Parking places: by request	M² Plot Size: 3,560













Overview:

Nestled in the heart of Estepona, a jewel of the Costa del Sol in Southern Spain, lies an extraordinary property that presents an unparalleled investment opportunity. Renowned for its pristine beaches, vibrant marina, charming old town, and world-class golf courses, Estepona offers an idyllic blend of traditional Andalusian charm and contemporary luxury, making it a highly sought-after destination for discerning investors and residents alike. This exceptional estate, characterized by its privacy and profound tranquility, stands as a testament to sophisticated living and shrewd financial foresight.

An Unrivaled Proposition: Versatility Meets Value

This remarkable property offers a unique proposition, blending immediate income generation with significant future development potential. It caters perfectly to two distinct yet equally lucrative investment profiles, ensuring a robust return on investment in one of Spain’s most desirable regions.

Option 1: A Shovel-Ready Development Project for Luxury Apartments

For the visionary developer, this estate includes a meticulously planned and fully approved project for the construction of 13 luxurious apartments. Every aspect of this ambitious development has been thoroughly elaborated, rendering it a 'shovel-ready' opportunity. This eliminates the time-consuming and often complex initial phases of planning and permitting, allowing a developer to move directly to implementation. The burgeoning demand for high-end residential properties in Estepona, driven by its superb climate, stunning coastline, and excellent infrastructure, ensures a strong market for these future residences. Imagine crafting a modern, exclusive community that capitalizes on sea and mountain views, attracting a discerning clientele seeking a permanent home or a sublime holiday retreat on the Costa del Sol.

This option represents not just a land acquisition, but an investment in a pre-packaged success story, poised to deliver substantial profits upon completion and sale. The ease of transition from acquisition to construction makes this an exceptionally appealing venture for those looking to capitalize on Estepona’s dynamic real estate market.

Option 2: Established Luxury Villas for Immediate Rental Income

Alternatively, for the investor seeking immediate and stable revenue, the property boasts two exquisitely appointed villas, primed for generating substantial income through the thriving rental market. These residences offer the flexibility of both short-term holiday rentals, catering to the luxury tourism sector in Estepona, or long-term leases, appealing to those seeking an extended stay in this desirable locale. The robust tourism industry of the Costa del Sol, coupled with Estepona’s growing popularity, ensures a consistent demand for premium accommodation.

The existing structures provide a turnkey solution for rental income, allowing the new owner to benefit from an immediate revenue stream without the complexities of construction or refurbishment. This option is ideal for an investor looking for a secure, high-yield asset in a prime location.

The Existing Estate: A Sanctuary of Elegance and Comfort

Beyond its investment potential, the property itself is a breathtaking ensemble of luxury and natural beauty. It comprises the original, character-filled main house, a recently constructed, contemporary guest villa, and two inviting swimming pools, all harmoniously set amidst lush, verdant gardens and a fragrant orange tree orchard. This secluded haven offers an unparalleled sense of peace and privacy, providing a serene escape from the everyday hustle and bustle.

The Main House: Historic Charm Meets Modern Comfort

The heart of the estate, the main house, welcomes residents through an elegant entrance hall that leads into an expansive open-plan living room. Here, a majestic fireplace serves as a focal point, creating a warm and inviting ambiance. Soaring high ceilings and a palpable historic charm imbue the space with a unique character. The fully equipped gourmet kitchen offers direct access to a charming patio, perfect for enjoying tranquil al fresco breakfasts amidst the gentle sounds of nature.

The ground floor hosts three thoughtfully designed bedrooms, one of which is a luxurious en-suite, also featuring its own cozy fireplace, while the remaining two share a well-appointed bathroom. Stepping outside, an independent gazebo houses a fully equipped barbecue and dining area, ideally situated beside one of the shimmering swimming pools, making it perfect for entertaining or relaxed family gatherings.

Ascending to the upper level reveals the opulent master bedroom suite, a private sanctuary complete with a lavish Jacuzzi and a spacious walk-in wardrobe. A private balcony extends from this suite, offering breathtaking panoramic views that sweep across the sparkling Mediterranean Sea and the majestic Sierra Bermeja mountains – a truly captivating vista.

The Contemporary Guest Villa: Modern Luxury and Utmost Privacy

Adding to the estate's allure is a separate, fully refurbished modern-style guest villa. Designed with privacy in mind, this exquisite residence offers its own private swimming pool, an expansive patio, and a dedicated barbecue area. The interior features a stylish open-plan living room and kitchen, creating a fluid and contemporary living space. Crucially, it boasts three independent en-suite bedrooms, each with its own private terrace, providing unparalleled comfort and seclusion for guests or family. The inclusion of dedicated laundry facilities in each suite further enhances its appeal and functionality.

Estate Specifications:

- Main House: Approximately 220 m² of refined living space, complemented by 30 m² of terraces (two on the first floor and one on the second floor), a dedicated barbecue area, and a secure garage.
- Contemporary Guest Villa: Approximately 200 m² of modern luxury, featuring its own barbecue area and a generous 45 m² terrace.

This truly exceptional property, with its dual investment pathways and luxurious living spaces, represents an unparalleled opportunity for both discerning investors seeking significant returns and large families dreaming of a lavish lifestyle in the sun-drenched beauty of Estepona, Southern Spain. It’s more than a property; it's a gateway to a premier lifestyle and a secure financial future.

Features:

None, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, None, Alarm system, Parking, Holiday Home, Investment, None