



# Villa - Chalet en venta en Estepona, Estepona

1.150.000 €

Referencia: R5327605    Dormitorios: 2    Baños: 1    Terreno: 550m<sup>2</sup>    Construido: 93m<sup>2</sup>





## Costa del Sol, Estepona

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 550 m<sup>2</sup>, offers a privileged environment and great potential to develop a high-level home.

Currently there is a single-story detached house with approximately 82 m<sup>2</sup> 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.



## Características:

### Vistas

Vistas al Mar

Vistas a Montaña

### Categoría

Inversion

Ganga

Barato

### Posición

Primera línea de Playa

Cerca de Marina

### Estado

Requiere Restauración