

ESTEPONA

595,000 €

REFERENCE R4977307

An Unrivaled Opportunity to Create Your Bespoke Andalusian Masterpiece in Estepona's Historic Heart

3	3	242 m²	90 m²	69 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled within the enchanting embrace of Estepona's meticulously preserved Old Town, this exceptional 90 m² plot presents a truly rare and coveted opportunity for the discerning investor or homeowner. Imagine owning a piece of history, where the timeless charm of Andalusian architecture meets the pinnacle of modern luxury living. This isn't merely a plot of land; it is a meticulously prepared canvas, poised to become a bespoke residence in one of the Costa del Sol's most sought-after and vibrant locales.

For those who value expediency without compromising on quality or vision, this turnkey project offers an unparalleled advantage. The entire development has been meticulously planned and secured, with all necessary licenses unequivocally in place, ensuring that construction can commence without delay. This eliminates the often-arduous bureaucratic hurdles, allowing you to bypass the preliminary stages and move directly towards realizing your architectural dreams or capitalizing on a prime investment opportunity in record time. It is a proposition designed for immediate action, promising a seamless transition from concept to completion.

Envision Your Future Home: A Blueprint for Elevated Living

The approved plans for this magnificent project outline a generously proportioned 250 square meter residence, thoughtfully distributed across three distinct levels, promising an expansive and adaptable living experience. This multi-story design allows for a sophisticated separation of spaces, offering both communal areas for entertainment and private sanctuaries for rest and relaxation. Each level is conceived to maximize natural light and airflow, creating an ambience of spaciousness and tranquility within the vibrant urban setting.

At the core of this luxurious design are three sumptuously appointed bedrooms, each accompanied by its own exquisitely finished bathroom. This configuration ensures unparalleled comfort and privacy for residents and guests alike, making it an ideal family home or a premium property for rental income. Imagine waking up in a serene master suite, enveloped in high-end finishes, ready to embrace the day, while guests enjoy their own private havens, an absolute luxury in the heart of a historic town.

A feature that truly sets this property apart in Estepona's Old Town is the inclusion of a private garage. This highly coveted amenity provides secure and convenient parking, a significant advantage where such facilities are exceptionally rare. Beyond the garage, practical luxury continues with a dedicated laundry room and ample storage space, ensuring a clutter-free and highly functional living environment. These elements underscore a commitment to sophisticated living, where every detail contributes to an effortless lifestyle.

Crowning this exceptional residence is a magnificent rooftop terrace – a private oasis offering unparalleled panoramic views. From this elevated vantage point, you can survey the charming rooftops of Estepona's Old Town, the bustling city life, and glimpses of the majestic mountains or even the shimmering Mediterranean Sea, depending on the final height and orientation. This expansive outdoor space is destined to become the heart of your home, perfect for al fresco dining under the stars, entertaining guests with breathtaking backdrops, or simply unwinding in a sun-drenched sanctuary, far above the vibrant streets below. It's an ideal setting for creating unforgettable memories and enjoying the quintessential Mediterranean climate.

The Quintessential Estepona Lifestyle at Your Doorstep

The location of this plot is, without exaggeration, second to none. Estepona's Old Town, often affectionately referred to as the "Garden of the Costa del Sol," has undergone a remarkable revitalization, transforming it into an exquisite tapestry of whitewashed buildings, cobblestone streets adorned with vibrant flowerpots, and hidden plazas brimming with character. Here, history and modernity coalesce seamlessly, offering a lifestyle that is both rich in cultural heritage and replete with contemporary conveniences.

Step outside your future home, and you are immediately immersed in a lively yet authentic Andalusian atmosphere. The immediate vicinity boasts an eclectic array of charming boutiques, artisanal shops, gourmet restaurants offering exquisite local and international cuisine, and quaint cafes perfect for enjoying a morning coffee or an evening aperitif. Essential amenities such

as schools, pharmacies, and excellent transport links are all just a short stroll away, ensuring unparalleled convenience for daily life.

Estepona’s strategic position further enhances its appeal. The pristine Blue Flag beaches, with their inviting golden sands and the picturesque Paseo Marítimo, are merely minutes away, offering endless opportunities for sunbathing, watersports, and leisurely strolls along the shore. The bustling marina, a hub of activity, provides yachting facilities, a diverse selection of fine dining establishments, and a vibrant nightlife. For golf enthusiasts, the region is a true paradise, with an impressive array of world-class championship golf courses easily accessible, promising challenging rounds amidst stunning landscapes.

Beyond the immediate comforts, Estepona boasts exceptional connectivity. The A-7 coastal highway is readily accessible, providing swift links to the glamorous resorts of Marbella and Puerto Banús, and a convenient commute to Malaga International Airport, ensuring ease of travel for both personal and business pursuits. This seamless blend of urban sophistication, serene coastal living, and access to outdoor pursuits truly defines the unparalleled lifestyle on offer.

An Investment in Excellence and Enduring Value

Acquiring this plot represents not just the purchase of property, but a strategic investment in an appreciating asset within one of Southern Spain's most desirable markets. Estepona continues to experience significant growth and development, attracting discerning buyers and investors who recognize its enduring appeal and robust property market. The rarity of a fully licensed, ready-to-build plot in such a prime, historic location ensures its exclusivity and potential for substantial capital appreciation.

Whether you envision crafting a magnificent private residence tailored to your exact specifications or developing a lucrative luxury rental property, this project offers boundless potential. The demand for high-quality accommodation in Estepona's Old Town, particularly properties featuring modern amenities like a private garage and a rooftop terrace, consistently outstrips supply, promising attractive rental yields and a strong return on investment.

This is more than just a piece of land; it is a unique chance to bring your vision to life in the very heart of Estepona's historic center. A bespoke home in this location offers an unparalleled blend of cultural immersion, modern luxury, and coastal charm, all within an exclusive and highly sought-after setting. Seize this extraordinary opportunity to curate your dream lifestyle or solidify your investment portfolio in one of the Costa del Sol's most captivating destinations.

Details

Reference	R4977307	Property Type	Land
Status	Sale	Price	595,000 €
Bedrooms	3	Bathrooms	3
Build size	242 m²	Plot Size	90 m²
Terrace	69 m²	Parking places	by request

Features

Parking