

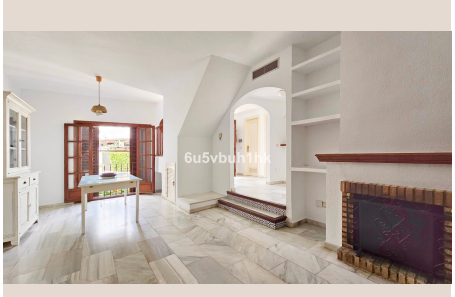
ESTEPONA

469,000 €

REFERENCE R5022052

Exquisite Coastal Canvas: A Renovation Opportunity with Direct Beach Access in Estepona, Southern Spain

2	2	96 m²	10 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE





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Description

Nestled within the highly sought-after, established urbanisation of Bahia Azul, this distinguished property presents a truly exceptional opportunity to acquire a coveted piece of the Costa del Sol. Poised for a magnificent transformation, this traditional Spanish townhouse offers the discerning buyer a rare chance to craft a bespoke luxury residence just steps away from the tranquil Mediterranean Sea. Its prime location in Estepona, a gem of Southern Spain, ensures a lifestyle of unparalleled convenience, natural beauty, and refined living.

A Home with Authentic Charm and Boundless Potential

Currently configured with two well-proportioned bedrooms, this charming property exudes an authentic Andalusian character, awaiting a visionary touch to unlock its full potential. While it proudly retains its original architectural integrity, it stands as a blank canvas, perfectly primed for a comprehensive renovation that will seamlessly blend contemporary luxury with its inherent charm. Imagine redesigning elegant living spaces tailored precisely to your individual tastes, creating an interior sanctuary that reflects sophistication and comfort. The existing layout offers a solid foundation, allowing for a creative reimagining of every corner, from the kitchen and bathrooms to the living areas, promising a spectacular outcome.

Seamless Indoor-Outdoor Living with Panoramic Vistas

The allure of this residence extends far beyond its interiors. Ascend to the upper level to discover a private terrace, offering captivating sea views that stretch across the shimmering expanse of the Mediterranean. This elevated sanctuary provides the perfect backdrop for morning coffees, serene contemplation, or evening entertaining under the stars. Below, a delightful downstairs patio serves as a charming extension of the living space, offering direct, private access to the beautifully maintained communal gardens and the inviting swimming pool, creating a seamless transition between your private haven and shared leisure amenities. Each neighbour enjoys approximately 12 square metres of this valuable outdoor space on the terrace, thoughtfully separated by a partition for privacy, as depicted in the property's visuals.

Unrivalled Beachfront Proximity and Exclusive Amenities

One of this property's most compelling features is its unparalleled proximity to the coastline. Residents benefit from direct access to the beach, merely a one-minute stroll from their doorstep. This prime position also provides immediate entry to the scenic boardwalk that meanders along the beachfront, offering picturesque walks or invigorating jogs all the way to the vibrant Estepona Port. Beyond the beach, the Bahia Azul urbanisation spoils its residents with access to two pristine communal swimming pools, perfect for a refreshing dip on a warm day, and a well-maintained padel court, catering to both relaxation and active pursuits. This serene enclave offers a peaceful residential atmosphere, ideal for those seeking tranquility without sacrificing convenience.

Estepona: The Jewel of the Costa del Sol in Southern Spain

Estepona, often celebrated as the "Garden of the Costa del Sol," is a highly desirable locale known for its exquisite coastline, charming Old Town, and a sophisticated, yet authentic Spanish ambiance. Situated in the heart of Southern Spain, it boasts an established infrastructure that caters to every conceivable need and desire. The area is renowned for its array of pristine Blue Flag beaches, world-class golf courses, a bustling marina, and an abundance of gourmet restaurants, chic boutiques, and essential local services. From its vibrant cultural scene to its breathtaking natural landscapes, Estepona offers an enviable lifestyle, attracting discerning individuals seeking quality, beauty, and Mediterranean charm. Its strategic location provides easy access to Marbella, Puerto Banús, and Malaga International Airport, further enhancing its appeal as a prime residential destination.

A Compelling Investment with Significant Potential

This property presents a rare and compelling investment proposition in one of Southern Spain's most dynamic real estate markets. Estepona continues to experience strong demand for high-quality properties, driven by its enduring appeal as both a holiday destination and a permanent residence. The requirement for renovation should be viewed not as a challenge, but as an extraordinary opportunity to create significant added value, transforming this townhouse into a luxurious, modern home perfectly aligned with contemporary tastes. The potential for substantial capital appreciation, coupled with the prospect of attractive long-term rental income, makes this an exceptionally sound investment for those looking to capitalise on Estepona's thriving property landscape. Envision a bespoke sanctuary, designed precisely to your specifications, in a location that promises both an enriching lifestyle and a secure financial future.

Key Property Highlights:

This exceptional opportunity is defined by its prime location, unparalleled access, and bespoke potential. Two bedrooms provide a comfortable foundation, complemented by an exclusive upstairs terrace offering captivating sea views. The distinct advantage of being a mere one-minute walk to the pristine beach, with direct access to the scenic boardwalk leading to Estepona Port, places the best of coastal living at your fingertips. Residents benefit from access to two inviting communal swimming pools and a well-maintained padel court, all within a tranquil residential urbanisation. Its location in Estepona, Southern Spain, underscores its significant investment potential, promising both an enviable lifestyle and robust financial returns.

Important Considerations:

Prospective buyers should note that this distinguished residence offers a unique opportunity for bespoke transformation, and as such, it will require renovation to achieve its full luxurious potential. While this property promises a magnificent private residence or long-term rental asset, the community regulations currently do not permit short-term holiday rentals, ensuring a tranquil and stable residential environment for all inhabitants.

Details

Reference	R5022052	Property Type	Terraced Townhouse
Status	Sale	Price	469,000 €
Bedrooms	2	Bathrooms	2
Build size	96 m²	Plot Size	–
Terrace	10 m²	Parking places	by request

Features

Pool, Sea views, Mountain views