

ESTEPONA

629,000 €

REFERENCE R5343835

# An Unparalleled Development Opportunity: Estepona's Premier Turnkey Project in Southern Spain

| 4 | 165 m² | 15 m² |
|---|---|---|
| BEDROOMS | BUILT | PLOT |













# Description

Luxury Realty proudly presents an extraordinary opportunity to acquire a truly unique property, offering immediate commencement of construction in one of the most coveted locations along Spain's illustrious Costa del Sol. Situated in the heart of Estepona, a charming Andalusian gem nestled on the sun-drenched shores of Southern Spain, this offering transcends a mere land purchase. It represents a meticulously prepared, shovel-ready project, complete with a fully approved architectural design and an active building license already firmly in place. This exceptional advantage means investors and discerning developers can bypass lengthy bureaucratic processes, diving straight into the creation of a magnificent residence or a high-yield commercial venture.

The property is delivered in its current state, paired with a comprehensive architectural blueprint. This includes not just conceptual drawings, but exhaustive execution plans that have been rigorously reviewed and officially sanctioned. The accompanying 'Obra Mayor' (Major Works) licence provides an ironclad assurance of regulatory compliance and construction readiness, mitigating risk and providing invaluable clarity for any stakeholder. This level of preparation is exceedingly rare and positions this asset as a prime acquisition for those seeking efficiency, security, and immediate value in a competitive market.

## The Vision Unveiled: A Bespoke Residence Designed for Elevated Living

The approved project envisions an exquisite four-bedroom residence, thoughtfully distributed across three expansive floors, culminating in a captivating private tower. This innovative design maximizes both space and aesthetic appeal, promising a home of remarkable grandeur and comfort. Ascending to the pinnacle, the property boasts a spectacular rooftop swimming pool and an expansive solarium terrace. From this elevated sanctuary, residents will be treated to breathtaking, unobstructed panoramic views that sweep across Estepona's picturesque Old Town, offering glimpses of its historic charm and vibrant street life. Imagine evenings spent under the stars, or sun-drenched afternoons by the pool, all against the stunning backdrop of this authentic Spanish town.

Every detail of the approved design speaks to modern luxury and sustainable living. The specifications are truly state-of-the-art, integrating advanced technologies for unparalleled comfort and efficiency. These include high-performance solar panels, ensuring a reduced environmental footprint and significant energy savings, complemented by an aerothermal system for efficient climate control. The entire residence will benefit from underfloor heating, providing a consistent and luxurious warmth throughout. Furthermore, an integrated LED lighting system will create sophisticated ambiances, enhancing the contemporary aesthetic while conserving energy. This thoughtful fusion of design and technology promises a living space that is not only beautiful but also intelligent, efficient, and inherently luxurious, perfectly aligned with the expectations of discerning clientele in a premium location like Estepona, Southern Spain.

## Unrivaled Investment Potential: Boutique Hotel Expansion Confirmed

Beyond its inherent appeal as a magnificent private residence, this property holds a transformative secret: immense and officially confirmed expansion potential. The Estepona Town Hall has explicitly confirmed the ability to expand the built area significantly, up to approximately 260m². This substantial additional allowance unlocks a truly compelling commercial opportunity. The property can be ingeniously reconfigured and developed into a boutique hotel, offering up to ten luxurious bedrooms or suites.

This strategic flexibility transforms the asset into a robust investment vehicle, poised to capitalize on Estepona's booming tourism sector and the escalating demand for high-quality, distinctive accommodation. The charming character of Estepona, combined with its growing popularity as a premier holiday destination on the Costa del Sol, guarantees strong investment potential and attractive returns in a market renowned for its buoyancy. Developers or investors seeking scalable ventures in a high-demand, high-growth area will find this aspect particularly alluring, offering a clear path to significant ROI in one of Southern Spain's most sought-after locales.

## Estepona: The Garden of the Costa del Sol and a Jewel of Southern Spain

Nestled gracefully on the Mediterranean coastline, Estepona stands out as one of the most enchanting towns on the entire Costa del Sol. Its enduring appeal lies in a harmonious blend of traditional Andalusian character and contemporary allure. Often referred to as "The Garden of the Costa del Sol," Estepona's historic centre is a labyrinth of beautifully maintained whitewashed streets, each adorned with vibrant flowers cascading from balconies, creating an idyllic and picturesque atmosphere that captivates all who visit. The town boasts pristine golden sandy beaches stretching for miles, offering both secluded coves and vibrant beach clubs, perfectly complementing the authentic Spanish lifestyle.

Estepona's strategic location in Southern Spain provides excellent connectivity to Malaga and Gibraltar airports, and offers easy access to world-class golf courses, an upscale marina, and a diverse gastronomic scene. It masterfully combines its traditional charm with a burgeoning demand for quality accommodation and experiences, appealing to both lifestyle buyers seeking an idyllic retreat and astute investors chasing long-term value. The town’s ongoing regeneration projects, combined with its rich cultural heritage and a welcoming atmosphere, solidify its position as a prime coastal destination, promising sustained growth and desirability. This property’s location within such a vibrant and growing community further enhances its intrinsic value and future appreciation potential.

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### Unwavering Transparency and Security

For complete peace of mind, all pertinent documentation related to this exceptional offering is readily available for immediate review. This includes the comprehensive executive project plans, which form the bedrock of the granted building licence, ensuring every design detail is accounted for. Furthermore, the official confirmation from the Estepona Town Hall regarding the maximum buildable size up to 260m² is also provided, validating the expansion potential. This unparalleled level of transparency and meticulous preparation ensures a smooth, secure, and confident acquisition process, empowering buyers to proceed with absolute clarity and assurance. This is not merely an investment; it is a meticulously vetted opportunity, designed to deliver exceptional value in a privileged setting.

## Details

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| Reference | R5343835 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 629,000 € |
| Bedrooms | 4 | Bathrooms | by request |
| Build size | 165 m² | Plot Size | 15 m² |
| Terrace | – | Parking places | by request |

## Features

Pool, Private garden