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ESTEPONA

415,000 €

REFERENCE R5445280

# A Prestigious Renovation Opportunity: Detached Andalusian Gem in Estepona's Historic Heart, Exclusively from Luxury Realty

| 3 | 1 | 150 m² | 10 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Luxury Realty proudly presents a truly exceptional and rare opportunity: a charming detached townhouse boasting 150 m² of built space, perfectly nestled in the beating heart of Estepona's enchanting old town. This property is far more than just a house; it is a canvas brimming with inherent charm and character, awaiting the discerning touch of an owner who appreciates both rich history and modern luxury. Situated just moments from the iconic Plaza de las Flores, this residence offers an unparalleled chance to craft a bespoke home that harmoniously blends its timeless Andalusian essence with contemporary comforts, securing a coveted slice of Southern Spain's most authentic and sought-after destinations.

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Currently configured with three well-proportioned bedrooms and one bathroom, this distinctive property invites imaginative renovation and updating. Its detached nature is a true rarity within the historic core, promising enhanced privacy and light – a significant advantage in these charming, often tightly-packed streets. Envision transforming these bones into a magnificent, personalized abode, perhaps reconfiguring the internal layout to include additional en-suite bathrooms, a designer kitchen, or even expanding living spaces to embrace the region's abundant natural light. The opportunity exists not merely to renovate, but to reimagine and elevate, creating a unique sanctuary that reflects individual taste while preserving the quintessential spirit of an Andalusian pueblo blanco home.

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The location of this Estepona treasure is, without doubt, its crowning glory. The old town has been meticulously revitalized, earning its reputation as "The Garden of the Costa del Sol." Wander through its picturesque, cobbled streets, where vibrant bougainvillea spills from flower-laden balconies, and colourful murals adorn traditional white-washed walls. This isn't just a place to live; it's an experience. The immediate vicinity hums with an authentic, lively atmosphere, offering a delightful array of traditional tapas bars, gourmet restaurants, artisan boutiques, and local shops that invite leisurely exploration and provide a genuine taste of Spanish culture and hospitality.

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Life in Estepona's old town is an idyllic blend of serene tradition and vibrant urbanity. The Plaza de las Flores, a bustling focal point, is literally steps away, offering an enchanting setting for morning coffee or evening strolls amidst fragrant orange trees and lively chatter. Beyond the immediate charm, the property’s prime location grants effortless access to Estepona's stunning coastline. The pristine beach, the picturesque seafront promenade – ideal for walks or cycling – and the bustling marina, with its array of dining and leisure options, are all reachable within a few minutes' walk, seamlessly connecting historic charm with exhilarating Mediterranean living.

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Estepona’s strategic position further enhances this property's appeal. While offering a tranquil and authentic Spanish lifestyle, it remains incredibly well-connected to major hubs along the Costa del Sol. Marbella, synonymous with luxury and glamour, is a mere 20-minute drive away, providing access to world-class golf courses, designer shopping, and exclusive nightlife. Málaga International Airport, a vital gateway for international travel, is conveniently located approximately 50 minutes away by car, ensuring ease of access for both residents and visitors. This connectivity, coupled with Estepona’s growing reputation, solidifies its status as a premier destination in Southern Spain.

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This detached townhouse represents an unrivalled opportunity for discerning buyers seeking a unique property with immense renovation potential, right in the coveted historic centre of Estepona. Its exceptional appeal lies in its dual promise: an idyllic permanent residence for those yearning for an authentic Andalusian lifestyle, and a high-yield investment for tourist use. The demand for charming, character-filled properties offering a genuine cultural experience is ever-increasing, making this an astute acquisition for investors looking to capitalize on Estepona’s burgeoning luxury rental market. For those who envision creating a dream home from the ground up, this is the ultimate chance to imprint personal style upon a canvas rich in history and potential.

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Luxury Realty invites you to discover this unique offering – a home where history meets potential, where tradition embraces modern design, and where the vibrant pulse of Estepona's old town becomes an extension of your living space. This is more than just an acquisition; it’s an investment in a lifestyle, an opportunity to craft an exquisite bespoke residence or a highly sought-after rental property in one of the most enchanting locations on the Costa del Sol. Experience the quintessential

Andalusian dream, reimagined for contemporary luxury, exclusively through Luxury Realty.

## Details

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|---|---|---|---|
| Reference | R5445280 | Property Type | Villa |
| Status | Sale | Price | 415,000 € |
| Bedrooms | 3 | Bathrooms | 1 |
| Build size | 150 m² | Plot Size | – |
| Terrace | 10 m² | Parking places | by request |

## Features

Parking, Resale

### Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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