+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

320 000 €

■■■■■■■■ ■ Estepona

■■■■■■■■ R5172778

3	2	80 m²	80 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

Imagine waking up every morning in a peaceful setting, surrounded by greenery, with the freedom of enjoying your own private outdoor space and the excitement of shaping a home just the way you envision it. This charming semi-detached house in the gated Mar y Monte urbanisation, in Estepona, is more than just a property — it's a blank canvas full of potential, ready to become your personal retreat or a smart investment with great future value. Located in one of the most up-and-coming areas of the Costa del Sol, just minutes from the beaches of Estepona and close to all essential services — schools, supermarkets, restaurants and leisure — this home offers comfort, privacy and excellent connectivity. Whether you're looking to live all year round, enjoy weekend escapes or generate income through short- or long-term rental, this is a smart choice. Set on a 140 m² plot, the house offers 65.73 m² of built area, spread over two levels, with existing extensions on both floors, allowing for more versatility and layout possibilities than usual. On the ground floor, a spacious living room with fireplace welcomes you in with warmth, leading to an open-plan kitchen and dining area, ideal for everyday living. From here, you access a private patio and terrace, a charming outdoor spot where you can enjoy sunny breakfasts, quiet afternoons or relaxed dinners with friends. Picture a chill-out area, an urban garden, or a peaceful place to unwind in total privacy. Upstairs, you'll find two bright, spacious bedrooms and a full bathroom, as well as a third room that can serve as a home office, reading nook or be integrated into the main bedroom. There's also a generous landing area that could be transformed into a second lounge, kids' playroom or creative workspace. Every corner of this home gives you the freedom to design it your way — from a master suite with walk-in wardrobe, to a home office or a personalised relaxation zone. The Mar y Monte urbanisation is known for its peaceful, secure, and family-friendly environment. It features two communal swimming pools and landscaped gardens, perfect for making the most of the Mediterranean climate year-round. Its quiet setting offers a true sense of retreat, yet with quick access to main roads and everything you need close by. The property does require renovation, but that's exactly its greatest advantage: you're not paying for someone else's style — you get to create your own, tailor-made to your taste and needs. It's a fantastic opportunity to add value with a smart, well-planned renovation in an area with rising demand. For just €320,000, this house is one of the most attractive opportunities on the market in Estepona. Ideal for families looking to grow, young couples with vision, international buyers seeking a second home, or investors who understand the long-term value of location and potential. Don't let this chance pass you by. With a bit of vision and thoughtful renovation, this could become the kind of home you'll never want to leave. "Final Price: 320,000 €. In compliance with current regulations, we hereby inform you that this price ■includes ■estate ■agency ■fees. Notary ■fees, ■Land ■Registry ■fees ■and taxes ■(ITP ■or VAT) ■are ■not included, ■as ■these ■are ■variable amounts that ■depend ■on ■the ■buyer's ■personal ■circumstances."

■■■■■■

■■■■■■■■	R5172778	■■■ ■■■■■■■	■■■■■■■■
■■■■■■	■■■■■■■	■■■■	320 000 €
■■■■■■■	3	■■■■■■	2
■■■■■■■	80 m²	■■■■■■■	80 m²
■■■■■■■	–	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■ ■■■, ■■■■■■■■, ■■■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella