

EL PARAISO

■■■■■ ■ El Paraiso

3 750 000 €

■■■■■■■■ R5474743

6	2	531 m²	2 485 m²	157 m²
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A Rare Family Villa with Exceptional Potential — El Pilar, Estepona Opportunities on this scale are increasingly hard to find in El Pilar. Set on a generous 2,404 m² plot in one of Estepona's most sought-after residential neighbourhoods, this traditional Spanish villa offers a substantial 688 m² of built space — a genuine family home today, with the size and scope to create something truly special tomorrow. It has been a much-loved home for years, and it shows. Four bedrooms and two bathrooms are complemented by two further rooms currently used as an artist's studio and a home office — flexible space that could just as easily become additional bedrooms, a playroom or a gym, adapting to whatever a family needs. Outside, a private pool sits alongside a bodega and a barbecue and entertaining area — the setting for long lunches and easy evenings in the Andalusian sun. The layout is warm and characterful, with the generous proportions and solid bones that are hard to replicate, and it lives beautifully as it stands. The real opportunity, though, is the scope to make it your own. The villa would benefit from a full modernisation, and the reward for doing so is considerable: 2,404 m² of land in a prime El Pilar position, with room to reimagine the home, extend or reconfigure. Few plots of this size and setting come to market here. Whether you are a family wanting to put down roots or a buyer with an eye on the potential, this is a rare and flexible canvas in a location that rarely disappoints. Best of all, no car is needed. El Pilar is one of the New Golden Mile's most established, family-friendly neighbourhoods, and everything is within walking distance — the beach and the chiringuitos are around ten minutes on foot, with golf, bars, shops and restaurants all close by. Estepona town and San Pedro are a short drive, and Puerto Banús and ■Marbella ■within ■easy ■reach, alongside ■leading ■international ■schools. ■This ■is a ■rare ■chance to ■secure ■space, position ■and ■potential ■in ■an area that ■holds ■its ■value. Arrange ■a ■private ■viewing

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