



**Villa to Be Renovated For Sale in Estepona, Costa del Sol, With Stunning Sea Views and Near The Beach**  
Estepona

🏠 House 📏 Plot 1176 m<sup>2</sup> 🏠 Built 241 m<sup>2</sup> 🏠 Terrace 75 m<sup>2</sup> 🛏 4 🗺 3 # Ref. 136532

📞 On request

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## Villa to Be Renovated For Sale in Estepona, Costa del Sol, With Stunning Sea Views and Near The Beach

### PROPERTY HIGHLIGHTS

Investment Property (to be renovated or to be used to build a new villa from the ground up)  
Stunning sea views.  
In close proximity of the beach and the centre of Estepona

### THE VILLA

The property comprises **two parcels of land** of nearly 1,200m<sup>2</sup> and is located in a villa quarter, bordering the coastline.  
The urbanisation is mostly occupied by permanent residents.

The plot consists of a large pool and a beautiful lush garden.

Only a few minutes drive away from the nearest amenities, the centre of Estepona and Sabinillas – Manilva.

The **south facing** villa is **quietly located** and **overlooks the pool and garden towards the Mediterranean Sea**.  
Breath taking views from the terrace and the lounge can not be taken away.

The villa itself consists of 1 level and flows into a large terrace.  
One bedroom accompanied by a bathroom are part of the garden level dwellings.  
The pool is joined by a further terrace.  
The plot also benefits from 2 detached garages.

**It may make sense to completely renovate the villa or to build an entirely new villa altogether, making use of the existing structures.**

The buildable surface amounts to 35% of the entire plot (basement area not counted, terraces partially counted).  
Building permissions for up to two levels (plus a basement level) will be granted.  
We can offer interested investors a free quotation of our associated architects.

**SOLD**



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