

Reference: R5373790



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



# Detached Villa in Estepona

Price € 2,200,000

Bedrooms	5
Bathrooms	4
Build Size	270 m <sup>2</sup>
Plot Size	4696 m <sup>2</sup>

## SETTING

- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Sea

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Fair
- ✓ Renovation Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Mountain
- ✓ Panoramic

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Near Transport
- ✓ Utility Room
- ✓ Guest House
- ✓ Double Glazing

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## PARKING

- ✓ Private

## CATEGORY

- ✓ Investment
- ✓ Resale

---

## Exceptional Investment Opportunity in Estepona - Large Plot with Development Potential

This is a rare chance to acquire a substantial property in a prime location in Estepona, offering outstanding potential for renovation or development. Set on an expansive 4,400 m<sup>2</sup> plot, the property can be transformed into a stunning family residence or offers the possibility to subdivide and develop up to four separate homes (subject to planning permission).

The existing villa features a spacious main house with three bedrooms and two bathrooms, a generous living room, and a dining area conveniently located next to the fully fitted kitchen.

In addition, the grounds include a separate guest house, ideal for visitors or rental income, comprising two bedrooms, a bathroom, a living area, and its own kitchen.

The outdoor space is equally impressive, boasting a large private swimming pool, a dedicated BBQ area perfect for entertaining, and beautifully open garden areas with panoramic views of the sea, mountains, and surrounding landscape.

A second plot of 1,500 m<sup>2</sup> is also included under a separate title deed, further enhancing the development potential.

### Property Highlights:

5 Bedrooms, 4 Bathrooms

Built area: 275 m<sup>2</sup>

Plot size: 4,400 m<sup>2</sup>

South-facing orientation

Private pool and extensive gardens

Separate guest accommodation

Close to port, shops, sea, town, and schools

Air conditioning (hot & cold)

Private parking

Condition: Renovation required - a perfect opportunity to add significant value.

Category: Investment / Resale

[View Property Online](#)

# GALLERY





Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)