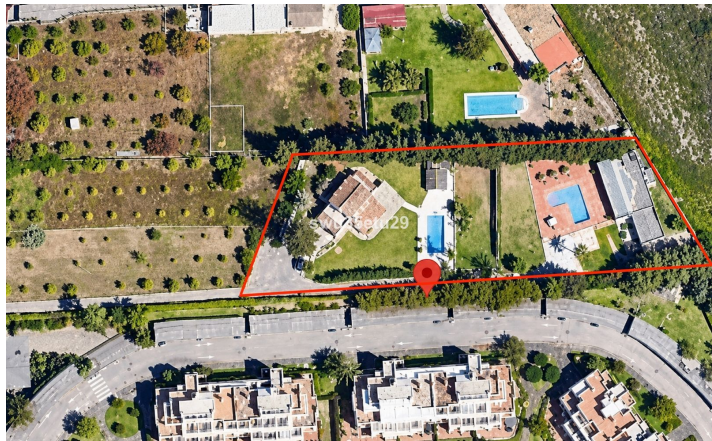




 Vista del conjunto
#13ApartamentosEstepona



 Planta general
#13ApartamentosEstepona



 Vista frontal Edificio 1
#13ApartamentosEstepona



 Vista del conjunto
#13ApartamentosEstepona

Residential Plot in Estepona

Price **€ 2,300,000**

Bedrooms	7
Bathrooms	6
Build Size	495 m ²
Terrace	75 m ²
Plot Size	4130 m ²

SETTING

- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

ORIENTATION

- ✓ South East
- ✓ South
- ✓ South West

CONDITION

- ✓ Good
- ✓ Recently Refurbished

POOL

- ✓ Private

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Fiber Optic

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private

SECURITY

✓ Gated Complex

✓ Alarm System

PARKING

✓ Garage

✓ Covered

✓ More Than One

✓ Private

CATEGORY

✓ Holiday Homes

✓ Investment

✓ Luxury

Investment Opportunity

An investment property is being offered with 2 possible options:

Option 1 — Land for new development project for the construction of 13 apartments.

The project has been fully developed and is ready to be implemented.

Therefore, the property is of interest both to an investor seeking rental income and to a developer interested in constructing and subsequently selling the apartments.

Option 2 — Two completed villas for rental

The property includes 2 completed villas that can be used to generate stable income through either short-term holiday rentals or long-term rentals.

The property encompass the original main house, a modern recently built guest bungalow and two swimming pools, all nestled amidst green gardens and fragrant orange trees orchard.

The property is secluded, peaceful, and provides a serene escape from the hustle and bustle of everyday life.

The main house accommodation comprises an entrance hall and an open living room featuring a cozy fireplace. The high ceilings and historic ambiance create a warm and inviting atmosphere. The fully equipped kitchen provides direct access to a lovely patio where you can enjoy a relaxing breakfast in a cool and tranquil setting. The ground floor level of the main house features three bedrooms, one of which is en-suite and comes with a fireplace, while the other two share a bathroom. Step outside and you will find a separate gazebo with a fully equipped barbecue and dining area next to the swimming pool.

The upper level houses the master bedroom suite with jacuzzi and walking wardrobe. The balcony offers views of the sea and mountains.

A fully refurbished modern style villa with private swimming pool, patio, and barbecue area is separated from the main house and has total privacy. The house features an open plan living room and kitchen area, and three separate en-suite bedrooms each with their own private terraces and laundry.

220 m2 main house + 30 m2 terrace (two on the first floor and one on the second floor) + barbecue and garage

new house of 200 m2 + barbecue and a terrace of 45 m2

Ideal property for large families or investors.

[View Property Online](#)

GALLERY

USOS		ÁREA CONSTRUIDA	
Edificio 1			
VIVIENDA PLURIFAMILIAR		861.06 m²	
VIVIENDA PLURIFAMILIAR (TERRAZA)		743.25 m²	
VIVIENDA PLURIFAMILIAR (ZOO)		499.33 m²	
Edificio 2			
VIVIENDA PLURIFAMILIAR		207.89 m²	
VIVIENDA PLURIFAMILIAR (TERRAZA)		472.77 m²	
VIVIENDA PLURIFAMILIAR (ZOO)		172.76 m²	
		18.34 m²	
VIVIENDA TIPOLOGIA		ÁREA CONSTRUIDA	
SUP. ÚTIL			
Edificio 1			
01 PLANTA BAJA			
D-1-A	01 LUGAR	202.55 m²	202.00 m²
D-1-B	01 Central	146.20 m²	131.04 m²
D-1-C	01 LUGAR	224.83 m²	202.84 m²
02 PLANTA PRIMERA			
D-2-A	02 LUGAR	151.11 m²	131.28 m²
D-2-B	02 Central	206.86 m²	138.34 m²
D-2-C	02 LUGAR	172.29 m²	138.76 m²
03 PLANTA SEGUNDA			
D-3-A	03 ASICO A	137.42 m²	111.32 m²
D-3-B	03 ASICO B	161.11 m²	151.82 m²
04 PLANTA ÁTICO			
D-4-A	04 LUGAR A	127.80 m²	96.03 m²
D-4-B	04 ASICO A	169.63 m²	109.87 m²
Edificio 2			
01 PLANTA BAJA			
D-1-A	01 LUGAR	176.92 m²	159.14 m²
D-1-B	01 LUGAR	176.92 m²	159.14 m²
02 PLANTA PRIMERA			
D-2-A	02 LUGAR	162.16 m²	144.02 m²
D-2-B	02 LUGAR	162.17 m²	144.03 m²
03 PLANTA SEGUNDA			
D-3-A	03 LUGAR	174.11 m²	161.20 m²
D-3-B	03 LUGAR	162.48 m²	162.79 m²
TOTAL			
		3859.48 m²	

USOS		ÁREA CONSTRUIDA		ÁREA COMPUTABLE	
Edificio 1					
SUPERFICIE CERRADA					
01 PLANTA BAJA		365.01 m²	100	365.01 m²	
02 PLANTA PRIMERA		750.51 m²	100	750.51 m²	
03 PLANTA SEGUNDA		6.84 m²	50	3.42 m²	
04 PLANTA SEGUNDA		126.57 m²	100	126.57 m²	
04 PLANTA ÁTICO		6.84 m²	50	3.42 m²	
04 PLANTA ÁTICO		61.98 m²	100	61.98 m²	
		877.82 m²		869.13 m²	
TERRAZA					
01 PLANTA BAJA		285.83 m²	0	0.00 m²	
01 PLANTA BAJA		62.29 m²	50	31.15 m²	
01 PLANTA BAJA		2.56 m²	100	2.56 m²	
02 PLANTA PRIMERA		22.53 m²	0	0.00 m²	
02 PLANTA PRIMERA		12.81 m²	50	6.40 m²	
02 PLANTA PRIMERA		3.56 m²	100	3.56 m²	
02 PLANTA SEGUNDA		165.10 m²	0	0.00 m²	
04 PLANTA ÁTICO		125.57 m²	0	0.00 m²	
		914.76 m²		64.72 m²	
		1792.58 m²		933.85 m²	
Edificio 2					
SUPERFICIE CERRADA					
01 PLANTA BAJA		236.04 m²	100	236.04 m²	
02 PLANTA PRIMERA		132.04 m²	100	132.04 m²	
03 PLANTA SEGUNDA		221.53 m²	100	221.53 m²	
		489.61 m²		489.61 m²	
TERRAZA					
01 PLANTA BAJA		146.26 m²	0	0.00 m²	
01 PLANTA BAJA		17.82 m²	50	8.91 m²	
02 PLANTA PRIMERA		125.90 m²	0	0.00 m²	
02 PLANTA PRIMERA		6.87 m²	50	3.44 m²	
03 PLANTA SEGUNDA		175.00 m²	0	0.00 m²	
		469.85 m²		12.35 m²	
		959.46 m²		502.46 m²	
		1769.85 m²		1416.73 m²	



Superficies por Uso / Tipologías / Edificabilidad

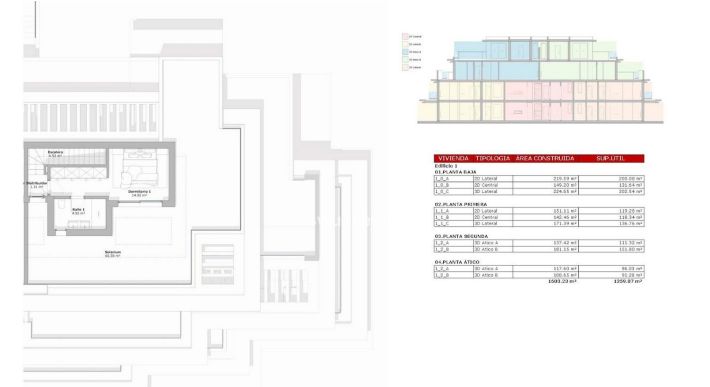
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VIVIENDA		TIPOLOGÍA	ÁREA CONSTRUIDA		SUP. ÚTIL
Edificio 1					
01 PLANTA BAJA					
D-1-A	01 LUGAR	210.53 m²			202.00 m²
D-1-B	01 LUGAR	146.20 m²			132.04 m²
D-1-C	01 LUGAR	224.83 m²			202.84 m²
02 PLANTA PRIMERA					
D-2-A	02 LUGAR	151.11 m²			132.28 m²
D-2-B	02 LUGAR	146.43 m²			131.34 m²
D-2-C	02 LUGAR	172.29 m²			138.76 m²
03 PLANTA SEGUNDA					
D-3-A	03 LUGAR A	137.42 m²			131.32 m²
D-3-B	03 LUGAR B	161.11 m²			151.80 m²
04 PLANTA ÁTICO					
D-4-A	04 LUGAR A	127.80 m²			96.03 m²
D-4-B	04 LUGAR B	169.63 m²			91.39 m²
D-4-C	04 LUGAR C	109.87 m²			109.87 m²

Superficies por Uso / Tipologías / Edificabilidad
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Edificio 1 – Tipología 2D Central
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Edificio 1 – Tipología 3D Ático B – Nivel Superior
#13ApartamentosEstepona



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