



Townhouse in Estepona

Price € 750,000

Bedrooms	3
Bathrooms	3
Build Size	229 m ²
Terrace	64 m ²
Plot Size	356 m ²

SETTING

- ✓ Frontline Golf
- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Urbanisation

ORIENTATION

- ✓ South East

CONDITION

- ✓ Good
- ✓ Recently Renovated

POOL

- ✓ Communal

CLIMATE CONTROL

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

VIEWS

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Pool

FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Fiber Optic

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Private

SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

PARKING

- ✓ Garage
- ✓ Covered

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Holiday Homes
 - ✓ Investment
 - ✓ Resale
-

A rare opportunity to acquire a property with an approved project and building licence already in place, allowing construction to begin immediately in one of the most desirable locations in Estepona. The property is sold in its current condition together with a complete architectural project, including detailed execution plans and full Obra Mayor licence, providing clarity and security for any investor or developer.

The approved project is designed as a four-bedroom residence distributed across three floors plus a tower, incorporating a rooftop swimming pool and solarium terrace with open views over the Old Town. The specifications include solar panels, aerothermal system, underfloor heating and integrated LED lighting, creating a modern and efficient living space. Beyond the current design, there is confirmed potential from the Estepona Town Hall to expand the built area up to approximately 260m², allowing the property to be reconfigured into a boutique hotel of up to 10 bedrooms, offering strong investment potential in a high-demand area.

All documentation is available for review, including the executive project plans forming the basis of the licence, the granted building licence, and official confirmation of the maximum buildable size.

Estepona is one of the most charming towns on the Costa del Sol, known for its whitewashed streets adorned with flowers, golden sandy beaches and authentic Andalusian atmosphere. Combining traditional character with a growing demand for quality accommodation, it offers an ideal setting for both lifestyle buyers and investors seeking long-term value in a prime coastal destination.

[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 | Web: www.vivi-realestate.com