

## Villa zum Verkauf in Estepona, Costa del Sol

2 Schlafzimmer | 1 Badezimmer | 93 m<sup>2</sup> Wohnfläche | 550 m<sup>2</sup> Landfläche |



### Beschreibung der Immobilie

Beachfront · Plot with great potential in New Golden Mile, Estepona

Exceptional opportunity to acquire a property on the seafront, located in one of the most exclusive and consolidated areas of the New Golden Mile. The plot, completely flat and with an approximate area of 550 m<sup>2</sup>, offers a privileged environment and great potential to develop a high-level home.

Currently there is a single-story detached house with approximately 82 m<sup>2</sup> built, distributed in two bedrooms, a bathroom and a toilet. The property requires comprehensive renovation, although it also allows its demolition for the construction of a new contemporary villa, adapted to current standards.

According to current urban planning regulations (EU-2), it is possible to expand the existing

buildable area, with a maximum occupation of 30% of the plot and the possibility of building a ground floor + 1, which makes this property an excellent option for both residential use and investment.

Privileged location next to