

Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 130 m² Interior | 820 m² Plot | **Garage** Yes | **Garden** Yes |



Property Description

A rare opportunity just steps from the Mediterranean: an original single-storey villa set on a generous, flat 816 m² plot in El Saladillo, one of the most established and peaceful beachside areas of the New Golden Mile, ideally positioned between Estepona and Marbella.

The property is located on the third line from the beach, approximately 50 metres from the beautiful Playa del Saladillo. The sea can be reached in around one minute on foot, offering the privilege of an authentic beachside lifestyle while enjoying the privacy and tranquillity of a residential setting.

The existing house currently offers approximately 130 m² built and is distributed across one level. It features 3 bedrooms and 2 bathrooms, including a master bedroom with an en-suite bathroom and two additional bedrooms sharing a second bathroom. The property also offers a living and dining area, kitchen and direct connection to the spacious private garden.

One of the most attractive aspects of this property is its considerable potential for extension and redevelopment. The existing construction can potentially be extended up to approximately 350 m²,

creating the opportunity to transform the property into a substantial villa with up to 5 bedrooms and 4 bathrooms.

The generous plot also provides the possibility of creating a private swimming pool and redesigning the outdoor areas to complement a completely renovated or extended home.

The real value of this property lies in the combination of its large plot, proximity to the beach and development potential. Whether renovating and extending the existing villa or creating a completely new concept, it represents an excellent opportunity to design a bespoke family home in a location where properties with this level of potential are increasingly difficult to find.

Superbly located close to Benamara and Costalita, approximately 10 minutes by car from both Puerto Banús and Estepona town, and surrounded by renowned golf courses such as El Paraíso and Atalaya. International schools, restaurants, supermarkets and all essential services are also within easy reach, while Málaga Airport is approximately 45 minutes away.

An exceptional renovation and investment opportunity on the New Golden Mile, just 50 metres and a one-minute walk from the Mediterranean.