

## Villa for sale in Estepona, Costa del Sol

8 Bedrooms | 8 Bathrooms | 192 m<sup>2</sup> Interior | 192 m<sup>2</sup> Plot | Garage Yes  
€ 484 IBI



### Property Description

Excellent investment opportunity in the Old Town of Estepona.

Urban plot of 192 m<sup>2</sup> currently occupied by three small buildings to be demolished, offering an exceptional opportunity for a new residential or investment development.

Planning regulations allow the construction of up to three floors plus a rooftop solarium terrace, maximizing the development potential of the plot.

Located in one of the most sought-after areas of Estepona's historic center, within walking distance of the beach, restaurants, shops, and all essential services.

A prime location with strong capital appreciation potential, ideal for developers and investors looking to create a unique project in the heart of the city.

Plot size: 192 m<sup>2</sup>.

Building potential: Ground floor + 2 additional floors + rooftop solarium terrace.

High potential return for both resale and residential or holiday rental investment. Excellent investment opportunity in the Old Town of Estepona.

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Built 192 m<sup>2</sup>.

Setting : Town, Commercial Area, Beachside, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools.

Orientation : East, South West, West. Condition : Renovation Required, Restoration Required.

Views : Urban, Street. Furniture : Not Furnished. Kitchen : Not Fitted. Parking : Underground.

Category : Bargain, Off Plan.