



# Detached Villa for sale in New Golden Mile, Estepona

2.500.000 €

Reference: R5058748 Bedrooms: 7 Bathrooms: 7 Build Size: 673m<sup>2</sup> Terrace: 150m<sup>2</sup>





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## Costa del Sol, New Golden Mile

Exceptional Investment Opportunity – South-Facing Villa on Large Plot Just 2 Minutes from the Beach

This is a rare opportunity to acquire a villa in one of the most desirable coastal locations—just a 2-minute walk to the beach. Situated on a generous 1,783m<sup>2</sup> south-facing plot, the property is perfectly positioned for sun exposure, privacy, and future value.

The villa is in need of a full renovation, making it a blank canvas with incredible upside potential. Undervalued by approximately €1 million, this is an unmissable bargain for investors or developers looking to maximize returns in a high-demand area.

The size of the plot offers ample space for expansion, a landscaped garden, or even a luxury pool and entertainment area—ideal for creating a standout residence or premium rental property.

### Key Features:

Prime location: Only 2 minutes' walk to the beach

Expansive 1,783m<sup>2</sup> plot with full sun exposure (south-facing)

Huge renovation potential with scope to add significant value

Undervalued by €1 million – rare below-market opportunity

Ideal for high-end redevelopment, rental income, or resale

Quiet, prestigious area with growing property demand

With strong growth in the area and very limited availability of land this close to the coast, this is a high-potential investment not to be missed.



## Features:

### Caratteristiche

Terrazza coperta  
 Ascensore  
 Vicino ai mezzi di trasporto  
 Terrazza privata  
 Ripostiglio  
 Bagno privato  
 Pavimenti in marmo  
 Doppio vetro  
 Armadi a muro  
 Solarium  
 Wifi  
 Sauna  
 Sala giochi  
 Ripostiglio  
 Jacuzzi  
 Accesso Privato  
 Barbecue  
 Domotica  
 Alloggio per il personale  
 Seminterrato  
 Accesso per le persone con mobilità ridotta

### Viste

Mare  
 Piscina  
 Spiaggia  
 Foresta

### Piscina

Riscaldata  
 Interna  
 Privata

### Giardino

Privato

### Utility

Elettricità  
 Acqua potabile  
 Pannelli solari

### Orientamento

Sud

### Collocamento

Vicino alla spiaggia  
 Vicino al golf  
 Vicino al mare  
 Vicino ai negozi  
 Vicino alla città  
 Vicino alle scuole

### Mobilia

Non arredato

### Sicurezza

Complesso residenziale privato  
 Sistema di allarme  
 Persiane elettriche  
 Citofono  
 Cassaforte

### Categoria

Reduced  
 Case di vacanza  
 Investimento

### Climate Control

Aria condizionata  
 Freddo a/c  
 Caldo a/c  
 Riscaldamento a pavimento nei bagni

### Condizione

Parzialmente ristrutturata  
 Da ristrutturare

### Cucina

Da arredare

### Parcheggio

Sotterraneo  
 Garage  
 Privato  
 Coperto  
 Strada  
 Più di uno



Pannelli fotovoltaici

Affare

Fronte mare

Cheap

Sulla Carta