



## Detached Villa for sale in El Paraiso, Estepona

**3.590.000 €**

Reference: R4676575   Bedrooms: 6   Bathrooms: 7   Plot Size: 2.000m<sup>2</sup>   Build Size: 593m<sup>2</sup>   Terrace: 136m<sup>2</sup>





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## Costa del Sol, El Paraiso

**Prime Investment Opportunity | Elegant Villa with Sea Views and Exceptional Value-Add Potential** An impressive and elegant villa ideally positioned in a serene and private cul-de-sac, presenting a rare investment opportunity with clear potential to enhance value through modernisation. Set on a generous 2,000 m<sup>2</sup> plot with a total built area of 730 m<sup>2</sup>, the property offers mature landscaped gardens, a beautiful swimming pool, and attractive sea views. While the villa is maintained in excellent condition and showcases timeless classic architecture, it also provides outstanding scope for style and design upgrades to meet today's contemporary luxury market – offering buyers a strong opportunity to reposition the asset and significantly increase its future value. Accessed via large automatic entrance gates, a long private driveway leads to a covered parking area for up to six vehicles, complemented by an expansive 136 m<sup>2</sup> double garage. The grand entrance hall features double-height oak doors and a striking double-sided staircase, setting the tone for the impressive interior volumes. The main living and dining areas benefit from full-height glass windows, allowing natural light to flow throughout while framing views of the pool and gardens. The recently fitted luxury kitchen includes high-end appliances, handmade cabinetry, and a central island, with direct access to the pool terrace, bar, and BBQ area – ideal for entertaining. The ground floor also incorporates staff accommodation and a spacious utility room. Two elegant curved stairways lead to the first floor, where three generous ensuite bedrooms provide privacy and comfort. Two suites feature expansive terraces overlooking the gardens and pool, while an additional bedroom enjoys sea views from its private terrace. The villa is not overlooked, offering a high level of privacy while remaining within walking distance of the sea and nearby amenities. Located just a 10-minute drive from San Pedro, Puerto Banús, and Marbella, this property represents a compelling investment with immediate lifestyle appeal and significant upside potential. Whether acquired as a move-in-ready residence or modernised to create a contemporary high-end luxury home, it offers a unique opportunity to maximise long-term value in a highly sought-after location.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Palestra  
Sauna  
Appartamento ospiti  
Ripostiglio  
Alloggio per il personale  
Fibra ottica

### Viste

Mare  
Panoramica  
Giardino

### Piscina

Privata

### Giardino

Privato

### Categoria

Investimento  
Affare  
Lusso

### Orientamento

Sud

### Collocamento

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

### Mobili

Opzionale

### Sicurezza

Sistema di allarme  
Citofono

### Climate Control

Aria condizionata  
Pre -installato a/c  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Garage  
Privato  
Coperto  
Più di uno