

# ALL IN

## real estates



### House in Estepona

Bedrooms **8** Bathrooms **8** Built **192m2** Plot **192m2**

**R5406478** **House** **Estepona** **1.070.000€**

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.

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potential return for both resale and residential or holiday rental investment. Detached Villa, Estepona, Costa del Sol. 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.