EK
ARBAT ESTATES

Sales - House - Estepona

1.590.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R5167672

Estepona

House

IBI: 900 EUR / year

Rubbish: 150 EUR / year

7 **7** **430 m2** **1195 m2**

Stunning 7-Bedroom Villa with Panoramic Sea Views & Exceptional Investment Potential – Estepona This fully renovated 7-bedroom, 7-bathroom villa in Estepona is a rare opportunity to combine luxury living with exceptional rental income potential. Designed with flexibility in mind, the property is divided into two independent wings, making it ideal as a private residence with guest accommodations, a boutique bed & breakfast, or a small hospitality business. The main house welcomes you with a spacious foyer and a bedroom with ensuite bathroom located on the main floor. This level also features a fully renovated open-concept kitchen with high-end appliances, a separate laundry room, and a bright dining and living area with wood-burning fireplace opening onto a sea-view terrace. In addition, the main floor includes a guest toilet for convenience. A striking spiral staircase leads to the upper level, where a second bedroom enjoys stunning Mediterranean views. This level also offers the possibility to expand into a full luxury suite with a walk-in closet and bathroom featuring both a shower and bathtub. Additionally, there is potential to create a third bedroom on the main floor near the kitchen. The second wing of the property consists of six fully renovated ensuite bedrooms, each with independent access. All rooms enjoy panoramic sea and pool views, ensuring both privacy and comfort for guests. This section of the property is ideal for short-term rentals, with all rooms already licensed for tourist rentals and generating income of €150+ per night. Features & Upgrades: Complete interior renovation: new bathrooms, electric system, AC installation, and brand-new toilets and fittings All windows replaced, providing excellent insulation and peace from any street noise Tourist License in place – immediate rental income potential Only exterior grounds and façade remain to be updated, allowing the new owner to add their personal touch This villa is uniquely versatile. It can be enjoyed as a luxurious family home while generating income, or operated as a boutique hotel/B&B. It also has the potential to be rented in its entirety for special events, retreats, and celebrations, offering even higher rental yields during high season. Location Highlights: Just 10 minutes' drive from Estepona town center 5 minutes' walk to the beach 2 minutes' drive to the world-famous Finca Cortesin Hotel & Golf Resort Close to golf courses, dining, shopping, and international schools This exceptional villa offers not only a beautiful home with panoramic Mediterranean views but also a turn-key investment with proven income potential. With its combination of fully renovated interiors, flexible layout, tourist license, and prime location, it represents one of the most attractive opportunities currently available in Estepona

Setting
- ✔ Beachside

Orientation
- ✔ South Facing

Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Private Pool

Climate Control
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Ensuite Bathroom
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Gas

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment