

Sales - House - Estepona  
**1.070.000€**

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Ref.-ID: R5406478

Estepona

House

IBI: 484 EUR / year



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. 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. 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.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Parking**

- ✓ Underground

**Orientation**

- ✓ East
- ✓ South West
- ✓ West

**Category**

- ✓ Bargain
- ✓ Off Plan

**Condition**

- ✓ Renovation Required
- ✓ Restoration Required

**Views**

- ✓ Urban
- ✓ Street

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Not Fitted