EK
ARBAT ESTATES

Sales - Plot - Estepona

10.000.000€

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











Ref.-ID: R5426563

Estepona

Plot

IBI: 4,025 EUR / year

Rubbish: 125 EUR / year

627 m2

8107 m2

Frontline beach villa and expansive plot for sale with private direct beach access! Licensed Ue4 and UE5 to knock down the existing villa and rebuild either a large new villa or up to a maximum of 4 villas. Not licensed for apartments or townhouse but has just gained a licence for a hotel! Nestled in the prestigious area of Estepona, this exceptional property is comprised of two expansive plots totaling an impressive 8,107 m². Located directly on the beachfront, it offers the rare privilege of unobstructed views of the sparkling Mediterranean. The first plot spans 3,349 m² and hosts a substantial 952 m² residence, while the second plot, covering 4,758 m², features direct beach access, making it a truly unique offering in the region. The only frontline beach plot currently for sale in the Marbella to Sotogrande region which actually has a residential not rustic build permit., offering immense flexibility for development. With the ability to customize and expand the existing structures, this property provides a once-in-a-lifetime opportunity to craft a dream estate. Whether you envision a sprawling family mansion or a boutique development, the possibilities are endless, allowing for a design that suits your personal style and needs. What sets this property apart is not only its remarkable location but also its potential for investment. The expansive size of the plots makes it ideal for creating multiple luxury villas, each with private entrances, ensuring an exclusive living experience. The side access to the land further enhances privacy, offering a secluded and tranquil setting. With panoramic ocean views and the gentle sounds of the waves, this is an extraordinary opportunity to create a truly remarkable property or a high-end development in one of Estepona’s most sought-after coastal locations.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Port Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden

Security
- ✔ Entry Phone
- ✔ Alarm System
- ✔ Safe

Parking
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ With Planning Permission