



## Fristående villa till salu i Estepona, Estepona

625 000 €

Referens: R5067373   Sovrum: 3   Badrum: 2   Komplot: 900m<sup>2</sup>   Bygga: 124m<sup>2</sup>







## Costa del Sol, Estepona

We offer this magnificent house for sale in the midst of a new development, located in the coastal town of Estepona, in the province of Malaga, five minutes from the well-known Laguna Beach, with fantastic sea views. It sits on a 900 m<sup>2</sup> plot. It is spread over two floors, with a surface area of 124 m<sup>2</sup>, distributed between: the first floor, with an open-plan kitchen and living-dining room, a guest toilet, and a yet-to-be-developed solarium featuring a swimming pool, a large chill-out area, a bar, a barbecue area, and spectacular sea views. The ground floor features three bedrooms and two bathrooms, one of which is en suite to the master bedroom, which also has a dressing room. The upper terrace features an English patio, providing natural light to the bedrooms. This is an exceptional opportunity to personalize your home, as construction will begin in September of this year and is scheduled for completion in April 2026, allowing you to specify your preferences and customize the home completely to your liking. The infographic images show how the property would look once completed, so that interested parties can appreciate and assess all the features they could have for their future home. It should be noted that a new general urban planning process for the area is currently underway. Once approved and consolidated, this home would be exempt from paying taxes and could be converted into an additional floor, adding further value and convenience to the property. This home enjoys great tranquility and privacy, as it is located on the outskirts of the city center, offering easy access by road to the AP-7 and E-15 highways, among others. The city center is a 25-minute drive away. This means that you can conveniently access all the services and facilities you may need, such as a health center, pharmacy, supermarkets, restaurants, gas stations, banks, shops, parks, educational centers, and sports and leisure facilities. It is located just a 22-minute drive from Padrón Beach, the Estepona Coastal Path, and Punta Plata Beach, and a 25-minute drive from La Rada Beach and the Estepona Promenade. It is 350 meters from the Estepona Tennis and Paddle Tennis Club, 1 km from the Rebalance Wellness Center, and numerous hiking trails. This is a unique opportunity to acquire your dream home at an unbeatable price. Want to know more? **NOTICE:** The information contained in this listing may be subject to errors or omissions. Properties may be subject to price change, sale, or withdrawal from the market. For more information, please do not hesitate to contact us. **CONTACT US, WE WILL BE HAPPY TO ASSIST YOU.** Our agency fees are already included in the sale price, so you won't have to pay any management or real estate consulting fees. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, we inform you that notary, registry, property transfer (ITP) fees, and other expenses inherent to the sale are not included in the price.



## Funktioner:

Hav