



## DETACHED VILLA WITH 3 BEDROOMS

📍 Estepona

REF# R5298301 – 600.000€



3  
Beds



2  
Baths



142 m<sup>2</sup>  
Built



738 m<sup>2</sup>  
Plot



30 m<sup>2</sup>  
Terrace

A rare opportunity to acquire a frontline golf villa set on a generous 738m<sup>2</sup> plot in the highly sought-after area of Estepona Golf, offering outstanding potential for renovation, extension, and significant value uplift. The property benefits from the possibility to extend by 81.96m<sup>2</sup>, allowing for a total built size of approximately 220m<sup>2</sup>. Awaiting basic project approval. Currently comprising three bedrooms and two bathrooms, the villa requires full renovation, including new windows, kitchen, and bathrooms. This blank-canvas property presents an ideal opportunity for buyers looking to create a bespoke home tailored to their vision, or for investors seeking a high-return project in a rapidly developing location. Positioned on a spacious plot, the villa enjoys open golf views and excellent orientation. The generous outdoor space provides ample scope for extension (subject to planning) and the potential to reinstate a swimming pool, further enhancing both lifestyle appeal and resale value. Located just minutes from the coastline, beaches,

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and Estepona town centre, the area is undergoing significant transformation. Future growth is being driven by major developments such as the upcoming Globalia project, which will include a luxury hotel, tourist apartments, a lake with an artificial beach, residential zones, sports facilities, and large-scale television production studios—further strengthening the long-term appeal and investment potential of the area. Whether as a renovation project, strategic investment, or future dream home, this frontline golf villa represents a compelling opportunity in one of Estepona's most promising locations.

