



**Property type :** Detached Villa

**Location :** Estepona

**Bedrooms :** 6

**Bathrooms :** 3

**Swimming pool :** No

**Orientation :** Southwest

**Parking :** Open private parking

**House area :** 251 m<sup>2</sup>

**Plot area :** 140 m<sup>2</sup>

✓ Storage room

✓ Solarium

✓ Utility room

✓ Airconditioning

✓ Terrace

Located in the heart of Estepona's historic center, this unique property offers an excellent investment opportunity. With over 250 m<sup>2</sup>, the property can be transformed into two independent apartments, each with exceptional features.

The house boasts a charming interior patio that provides a private outdoor space, as well as a balcony on the first floor, perfect for enjoying the atmosphere of the historic center. It also has a garage and a solarium.

Less than a 5-minute walk from Estepona's center and less than 10 minutes from the beach, this property is ideally situated close to schools, restaurants, shops, and all necessary services. Enjoy the convenience of having everything you need within walking distance.

This is a perfect opportunity for those looking for a renovation project in a prime location, with the potential to create two exceptional homes in one of the most sought-after areas of the Costa del Sol.

For more inquiries or to schedule a visit, contact us!



