

# BROMLEY ESTATES

*Marbella*



## HOUSE 2 BEDROOMS 1 BATHROOM IN ESTEPONA

📍 Estepona

REF# R5327605 €1,150,000

BEDS

2

BATHS

1

BUILT

93 m<sup>2</sup>

PLOT

550 m<sup>2</sup>

Beachfront · Plot with great potential in New Golden Mile, Estepona

Exceptional opportunity to acquire a property on the seafront, located in one of the most exclusive and consolidated areas of the New Golden Mile. The plot, completely flat and with an approximate area of 550 m<sup>2</sup>, offers a privileged environment and great potential to develop a high-level home.

Currently there is a single-story detached house with approximately 82 m<sup>2</sup> built, distributed in two bedrooms, a bathroom and a toilet. The property requires comprehensive renovation, although it also allows its demolition for the construction of a new contemporary villa, adapted to current standards.

According to current urban planning regulations (EU-2), it is possible to expand the existing buildable area, with a maximum occupation of 30% of the plot and the possibility of building a ground floor + 1, which makes this property an excellent option for both residential use and investment.

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Privileged location next to the sea, surrounded by luxury resorts, beach clubs and high-level services, a few minutes drive from Puerto Banús, golf courses, international schools and the center of Estepona.

A unique opportunity in a location where supply is very limited.

