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ESTEPONA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
7	6	500	75	4 980

VILLA W ESTEPONA

Exceptional Mountain Villa with Panoramic Views and Expansion Potential A unique investment opportunity located on the slopes of Sierra Bermeja in Estepona. This elevated and private estate offers uninterrupted views of the Mediterranean coastline, Gibraltar, and the mountains of Morocco, while being just 2 kilometers from the beach, port, and golf courses of Estepona. This impressive estate offers unparalleled flexibility, space, and income-generating potential. With a total capacity of up to 22 guests, the property is ideal for both private use and as a high-performing short-term rental investment. Main Features: •7 Spacious Double Bedrooms Each bedroom includes a private en-suite bathroom, offering maximum comfort and privacy for guests. •Self-Contained Two-Bedroom Apartment Located above the garage on the left wing of the villa, this apartment is perfect for guest accommodation, staff housing, or generating additional rental income. •Expansion Potential The foundation is already laid to build a mirrored two-bedroom apartment on the right wing of the villa, providing a unique opportunity to expand and increase property value. •Multiple Independent Living Units The property also includes: •3 fully equipped self-contained apartments, each for 2 guests •2 penthouses, each accommodating 4 guests •1 middle-floor apartment for 4 guests (plus sofa bed for 2) •A separate, fully equipped caravan on its own private plot, ideal for 2 guests •Luxury Amenities A large swimming pool and spa, heated in winter, make this villa a year-round haven for relaxation and enjoyment. •Proven Rental Income With a strong rental history, the property currently generates around €100,000 per year, making it an exceptional opportunity for investors. •Private Caravan Accommodation A well-designed caravan unit includes: •Space for 2 people with two single beds •Indoor and outdoor kitchens with grill •Television and modern comforts •A separate large bathroom and WC, plus an additional toilet inside the caravan This unique estate offers luxury, flexibility, and profitability — all just waiting to be explored. Combine panoramic mountain and sea views with exceptional privacy and proven rental performance. With a built two-bedroom apartment and infrastructure in place to expand further, this property is not only a luxurious retreat but also a strategic investment with high yield potential. For further details or to arrange a private viewing, please get in touch.

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