



## Detached Villa for sale in El Paraiso, Estepona

3,590,000 €

Reference: R4676575   Bedrooms: 6   Bathrooms: 7   Plot Size: 2,000m<sup>2</sup>   Build Size: 593m<sup>2</sup>   Terrace: 136m<sup>2</sup>





## Costa del Sol, El Paraiso

Prime Investment Opportunity | Elegant Villa with Sea Views and Exceptional Value-Add Potential

An impressive and elegant villa ideally positioned in a serene and private cul-de-sac, presenting a rare investment opportunity with clear potential to enhance value through modernisation. Set on a generous 2,000 m<sup>2</sup> plot with a total built area of 730 m<sup>2</sup>, the property offers mature landscaped gardens, a beautiful swimming pool, and attractive sea views. While the villa is maintained in excellent condition and showcases timeless classic architecture, it also provides outstanding scope for style and design upgrades to meet today's contemporary luxury market – offering buyers a strong opportunity to reposition the asset and significantly increase its future value.

Accessed via large automatic entrance gates, a long private driveway leads to a covered parking area for up to six vehicles, complemented by an expansive 136 m<sup>2</sup> double garage. The grand entrance hall features double-height oak doors and a striking double-sided staircase, setting the tone for the impressive interior volumes. The main living and dining areas benefit from full-height glass windows, allowing natural light to flow throughout while framing views of the pool and gardens.

The recently fitted luxury kitchen includes high-end appliances, handmade cabinetry, and a central island, with direct access to the pool terrace, bar, and BBQ area – ideal for entertaining. The ground floor also incorporates staff accommodation and a spacious utility room.

Two elegant curved stairways lead to the first floor, where three generous ensuite bedrooms provide privacy and comfort. Two suites feature expansive terraces overlooking the gardens and pool, while an additional bedroom enjoys sea views from its private terrace. The villa is not overlooked, offering a high level of privacy while remaining within walking distance of the sea and nearby amenities.

Located just a 10-minute drive from San Pedro, Puerto Banús, and Marbella, this property represents a compelling investment with immediate lifestyle appeal and significant upside potential. Whether acquired as a move-in-ready residence or modernised to create a contemporary high-end luxury home, it offers a unique opportunity to maximise long-term value in a highly sought-after location.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Pre Installed A/C
Private Terrace		Cold A/C
Marble Flooring		Hot A/C
Double Glazing		
Fitted Wardrobes		
Gym		
Sauna		
Guest Apartment		
Utility Room		
Staff Accommodation		
Fiber Optic		
Views	Setting	Condition
Sea Views	Close To Golf	Excellent
Panoramic	Close To Sea	
Garden	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Forest	
Pool	Furniture	Kitchen
Private	Optional	Fully Fitted
Garden	Security	Parking
Private	Alarm System	Garage
	Entry Phone	Private
		Covered
		More Than One
Category		
Investment		
Bargain		
Luxury		