



R5172778

📍 Estepona

REF# R5172778 320.000 €

BEDS

3

BATHS

2

BUILT

80 m<sup>2</sup>

PLOT

80 m<sup>2</sup>

Imagine waking up every morning in a peaceful setting, surrounded by greenery, with the freedom of enjoying your own private outdoor space and the excitement of shaping a home just the way you envision it. This charming semi-detached house in the gated Mar y Monte urbanisation, in Estepona, is more than just a property — it's a blank canvas full of potential, ready to become your personal retreat or a smart investment with great future value.

Located in one of the most up-and-coming areas of the Costa del Sol, just minutes from the beaches of Estepona and close to all essential services — schools, supermarkets, restaurants and leisure — this home offers comfort, privacy and excellent connectivity. Whether you're looking to live all year round, enjoy weekend escapes or generate income through short- or long-term rental, this is a smart choice.

Set on a 140 m<sup>2</sup> plot, the house offers 65.73 m<sup>2</sup> of built area, spread over two levels, with existing extensions on both floors, allowing for more versatility and layout possibilities than usual.

# IDILIQ

ESTATES

On the ground floor, a spacious living room with fireplace welcomes you in with warmth, leading to an open-plan kitchen and dining area, ideal for everyday living. From here, you access a private patio and terrace, a charming outdoor spot where you can enjoy sunny breakfasts, quiet afternoons or relaxed dinners with friends. Picture a chill-out area, an urban garden, or a peaceful place to unwind in total privacy.

Upstairs, you'll find two bright, spacious bedrooms and a full bathroom, as well as a third room that can serve as a home office, reading nook or be integrated into the main bedroom. There's also a generous landing area that could be transformed into a second lounge, kids' playroom or creative workspace. Every corner of this home gives you the freedom to design it your way — from a master suite with walk-in wardrobe, to a home office or a personalised relaxation zone.

The Mar y Monte urbanisation is known for its peaceful, secure, and family-friendly environment. It features two communal swimming pools and landscaped gardens, perfect for making the most of the Mediterranean climate year-round. Its quiet setting offers a true sense of retreat, yet with quick access to main roads and everything you need close by.

The property does require renovation, but that's exactly its greatest advantage: you're not paying for someone else's style — you get to create your own, tailor-made to your taste and needs. It's a fantastic opportunity to add value with a smart, well-planned renovation in an area with rising demand.

For just €320,000, this house is one of the most attractive opportunities on the market in Estepona. Ideal for families looking to grow, young couples with vision, international buyers seeking a second home, or investors who understand the long-term value of location and potential.



