



## Detached Villa for sale in El Paraiso, Estepona

**1,650,000 €**Reference: R5232184   Bedrooms: 4   Bathrooms: 4   Plot Size: 1,670m<sup>2</sup>   Build Size: 408m<sup>2</sup>



## Costa del Sol, El Paraíso

### Villa in El Paraíso Medio | Frontline Golf

Set on an expansive 1,670 m<sup>2</sup> private plot with mature citrus trees and panoramic views across the El Paraíso Golf Course, Villa Gardenia presents a rare opportunity in the heart of the New Golden Mile. This charming frontline golf residence combines timeless Andalusian character with outstanding potential for a full refurbishment or a contemporary extension - transforming it into a modern masterpiece in an area where redeveloped villas reach €5-7M. The villa offers a generous 408 m<sup>2</sup> built area (333 m<sup>2</sup> internal) distributed across two levels plus a basement. The main level hosts three well-proportioned bedrooms, a bright living space with direct access to the garden, and seamless indoor-outdoor living. The spacious master suite on the upper floor enjoys full privacy and captivating golf views. Outdoors, the property features a private swimming pool, lush gardens, and multiple terraces ideal for sun, shade, and entertaining. A long driveway, garage, and ample parking for 3-4 cars ensure comfort and convenience. Located within walking distance of amenities, restaurants, supermarkets, and just 1.5 km from the beach, Villa Gardenia is ideally positioned between Estepona and Marbella, with international schools and all services close by. With extraordinary potential, frontline golf views, and an unbeatable location, this property is an exceptional opportunity for investors or families seeking to create their dream home on the New Golden Mile.

#### Key Features:

- Frontline golf villa on the New Golden Mile with outstanding renovation potential.
- 4 Bedrooms (3 on ground floor + master suite on upper level)
- 408 m<sup>2</sup> total built | 333 m<sup>2</sup> internal
- 1,670 m<sup>2</sup> private plot with mature citrus garden
- Swimming pool, terraces, panoramic golf views
- Basement with option to extend
- Garage + 3-4 car parking and private driveway
- Walking distance to amenities, restaurants, international schools
- 1.5 km to the beach

Villa Gardenia represents an excellent investment opportunity to create a modern luxury residence in one of Estepona's most sought-after areas. It has 93.10 m<sup>2</sup> of buildability remaining. This potential expansion is worth roughly €420,000.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	West	Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Utility Room		
Basement		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Golf	Fair
Golf	Close To Sea	Renovation Required
	Close To Shops	
	Close To Schools	
	Frontline Golf	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Optional	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private	Gated Complex	Garage
	Alarm System	Private
	Electric Blinds	More Than One
	Entry Phone	
<b>Utilities</b>	<b>Category</b>	
Electricity	Investment	
Drinkable Water	Bargain	
	Golf	