



## Land for sale in Estepona, Estepona

**640,000 €**

Reference: R5072674 Plot Size: 2,559m<sup>2</sup>





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## Costa del Sol, Estepona

Discover an exceptional investment opportunity in a tranquil, consolidated residential area of Estepona. This prime plot of land, with a total area of 2,559 square meters and a buildable area of 615 square meters, is perfectly suited for a variety of development projects, offering incredible flexibility for both residential and commercial use. Key Features:

- Prime Location:** Situated just 800 meters from the beach of Hotel ELBA and 3 km from Estepona Port (bird's eye view), this plot boasts excellent connectivity and convenience.
- Versatile Zoning:** Zoned for residential or business, this land offers multiple development possibilities.
- High Growth Potential:** Located in a rapidly growing area with close proximity to amenities, including the Estepona hospital, ensuring a solid return on investment.
- Spectacular Views:** Enjoy breathtaking views of the golf course and Sierra Bermeja, with a west-facing orientation that guarantees beautiful sunsets.
- Tranquil Setting:** Nestled in a cul-de-sac, this plot offers a peaceful environment with no buildings obstructing the open, green views.
- First-Line Golf:** Positioned adjacent to a golf course, making it an ideal location for golf enthusiasts and adding to the plot's appeal.
- Possibility to Split:** The plot can be divided into two separate lots, providing additional flexibility for development.
- Existing Structure:** Includes an older building that may be taken down, allowing for redevelopment according to your plans.

**Additional Benefits:**

- Excellent Connectivity:** Easy access to major roads, enhancing the plot's attractiveness for future development.
- Future Development Potential:** Located in a consolidated residential area, next to a promising area with future development plans, ensuring potential appreciation in value.
- Clear Title:** The land comes with a clear title, ensuring a smooth and hassle-free purchasing process.
- Close to Amenities:** Proximity to schools, shopping centers, beach and healthcare facilities enhances the plot's desirability.

**Perfect For:**

- Residential developers looking to build luxury homes or a small hotel
- Investors aiming for a high-return investment in a booming market.
- Developers interested in creating two luxurious villas.

Don't miss out on this rare chance to secure a valuable piece of real estate in Estepona. Whether you're looking to build a dream home, develop a commercial property, or make a strategic investment, this plot offers limitless possibilities. For more details or to schedule a viewing, please contact us.



## Features:

### Orientation

South West

### Views

Sea

Panoramic

Country

Garden

### Setting

Close To Shops

Close To Town

Close To Schools

### Category

Golf