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ESTEPONA

sypialnie	■azienki	fabu■a m²
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ZIEMIA W 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.

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