

sypialnie

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ESTEPONA

■azienki

fabu■a m²

26 007

ZIEMIA W ESTEPONA

Rustic buildable plot of land for sale very close to Estepona city. Possibility of building a house of up to 500 m²: 250 m² below ground level (basement floor); ground floor of 125 m² and upper floor of 125 m². With 26,007 m² (2.60 hectares), located in the lower part of Sierra Estepona, in Loma del Esparragal, 3 minutes by car from the AP-7 motorway and 10 minutes from the Estepona promenade. A large part of the perimeter is fenced; access through a robust security gate. The land has a water meter, and is part of the Irrigation Community of El Esparragal (Estepona). Electricity: it is very easy to carry the connection into the plot. After the approval of Decree 550/2022, of November 29, the Junta de Andalucía allows the construction of houses on rustic land, provided that the plot has at least 2.5 hectares of surface (25,000 m²), without obligation for the houses to be linked to the agricultural exploitation of the land. See Article 31 of the Decree (on single-family, not linked detached houses) and Article 32 (procedure for authorization of extraordinary actions). Decree published in the BOJA on December 2, 2022. OUR AGENCY'S FEES: included in the price NEARBY SERVICES: Estepona beach: 10 minutes by car Estepona old town: 10 minutes by car Estepona port: 10 minutes by car Aldi, Lidl and Mercadona supermarkets: 6 minutes by car Estepona Golf, Azata Golf, Valle Romano Golf: 10-12 minutes by car

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850 000 €

