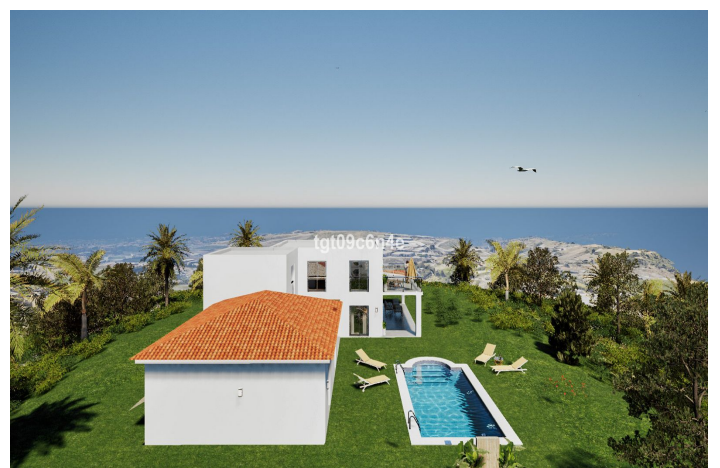
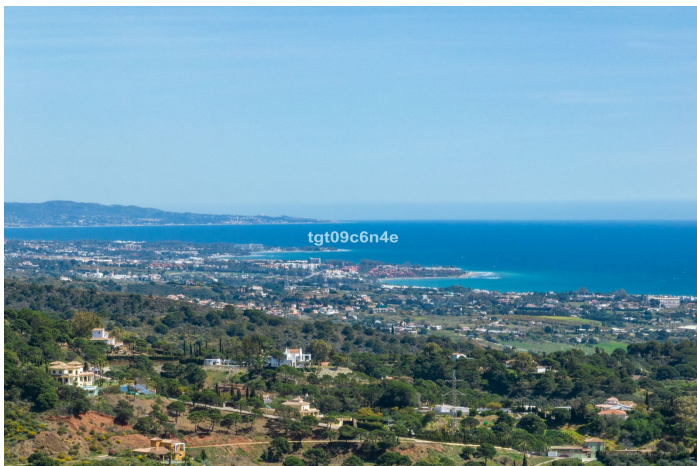


# Land for sale in Estepona, Estepona

850,000 €

Reference: R4919536 Plot Size: 26,007m<sup>2</sup>



## Costa del Sol, Estepona

Rustic buildable plot of land for sale very close to Estepona city. Possibility of building a house of up to 500 m<sup>2</sup>: 250 m<sup>2</sup> below ground level (basement floor); ground floor of 125 m<sup>2</sup> and upper floor of 125 m<sup>2</sup>.

With 26,007 m<sup>2</sup> (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 m<sup>2</sup>), 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

## Features:

### Views

Sea

Mountain

Panoramic

Country

### Setting

Close To Sea

Close To Town

Close To Schools