



# Terreno Rustico en venta en Estepona, Estepona

690.000 €

Referencia: R4973998 Terreno: 2.559m<sup>2</sup>





## 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.

Contact us today please to schedule a viewing or request more information!



## Características:

### Orientación

Suroeste

### Vistas

Mar

Vistas Panorámicas

País

Jardín

### Posición

Cerca de las tiendas

Cerca de la ciudad

Cerca de las escuelas

### Categoría

Golf