



## Terreno con Ruina en venta en Estepona, Estepona

750.000 €

Referencia: R5321632 Terreno: 31.000m<sup>2</sup>

Vistas mar 8km





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## Costa del Sol, Estepona

### EXCLUSIVE 31,000 m<sup>2</sup> AGRICULTURAL PLOT – ESTEPONA / SAN PEDRO

Impressive rustic agricultural estate of 31,000 m<sup>2</sup>, strategically located between San Pedro Alcántara and Estepona, offering panoramic sea views and surrounded by natural forest.

Unique opportunity to build a luxury villa: Possibility of up to 620 m<sup>2</sup> of buildable area (2% according to LISTA regulations, linked to agricultural use) plus spacious terraces. The area is well established, with at least five high-end mansions already built on neighboring large plots.

Main features:

Zoning: Common agricultural rural land

Plot size: 31,000 m<sup>2</sup>

Buildability: Up to 620 m<sup>2</sup> + terraces (subject to municipal confirmation)

Setting: Open views of the Mediterranean Sea, private woodland, maximum privacy

Access: Excellent connection via secondary road

Established area: Existing luxury villas nearby

Ideal for investors and premium buyers seeking total privacy with strong appreciation potential. Perfectly located between Marbella and Estepona, just minutes from beaches and golf courses.

Contact us for a detailed urban planning report and a private visit.



## Características:

### Vistas

Mar

Montaña

Vistas Panorámicas

País

Bosque

### Posición

Área comercial

Cerca del mar

Cerca de las tiendas

Cerca de la ciudad

País

Cerca del bosque

### Categoría

Reducido

Inversión

Negociar