



## Commercial Plot for sale in New Golden Mile, Estepona

2,750,000 €

Reference: R4713469 Plot Size: 4,410m<sup>2</sup> Build Size: 1,600m<sup>2</sup>





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## Costa del Sol, New Golden Mile

ATTENTION INVESTORS!!! COMMERCIAL PLOTS IN THE NEW GOLDEN MILE OF ESTEPONA!!! Situated in the well known "New Golden Mile" of Estepona, where luxury constructions make an impact by their presence. Situated just at the obligatory step of this new luxury constructions, only 10 minutes walking distance to the beach, restaurants, pharmacies, supermarkets and all kind of commerce in town. Its location is strategic for the construction of a residence for the elderly, supermarket, hotel and so on. The plot has a square and very flat shape, very sought after characteristics in this area. The plots are 2 combined where 2500m<sup>2</sup> is rustic and 2000m<sup>2</sup> is commercial in total. Possibility to build: Max 10m high 3 Floors (including basement) 0.4 % building coefficient 4412 m<sup>2</sup> real 1600m<sup>2</sup> maximum buildable area ADJOINING PLOT FOR SALE WITH VERY SIMILAR CHARACTERISTICS AND AT THE SAME PRICE. The plots are 2 combined where 2500m<sup>2</sup> is rustic and 2000m<sup>2</sup> is commercial in total Possibility to build: Max 10m high 3 Floors (including basement) 0.4 % building coefficient 4210 m<sup>2</sup> real 1600m<sup>2</sup> maximum buildable area



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Solarium  
Gym  
Sauna  
Bar  
Restaurant On Site  
Car Hire Facility  
Day Care  
Near Mosque  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Setting

Commercial Area  
Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered

### Orientation

South  
West  
South West

### Condition

Excellent

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating

### Views

Sea  
Mountain  
Panoramic  
Garden  
Urban

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Bargain  
Beachfront  
Cheap  
Luxury  
Resale  
With Planning Permission  
Contemporary