

# Residential Plot in Estepona

Price € 595,000

Plot Size

500 m<sup>2</sup>

## SETTING

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Good

## VIEWS

- ✓ Urban

Urban plot for sale in one of the most up-and-coming areas of Estepona, in La Boladilla, right opposite Las Dunas Hotel. A privileged location that combines tranquility, excellent connections, and close proximity to the sea.

The plot measures 500 m<sup>2</sup> of completely flat land, located in a fully urbanized area with paved road access and water and electricity connections available. Its excellent building potential allows for the development of a magnificent detached villa of approximately 165 m<sup>2</sup>, plus a spacious basement of around 70 m<sup>2</sup>, which does not count towards the built area.

The ideal project includes:

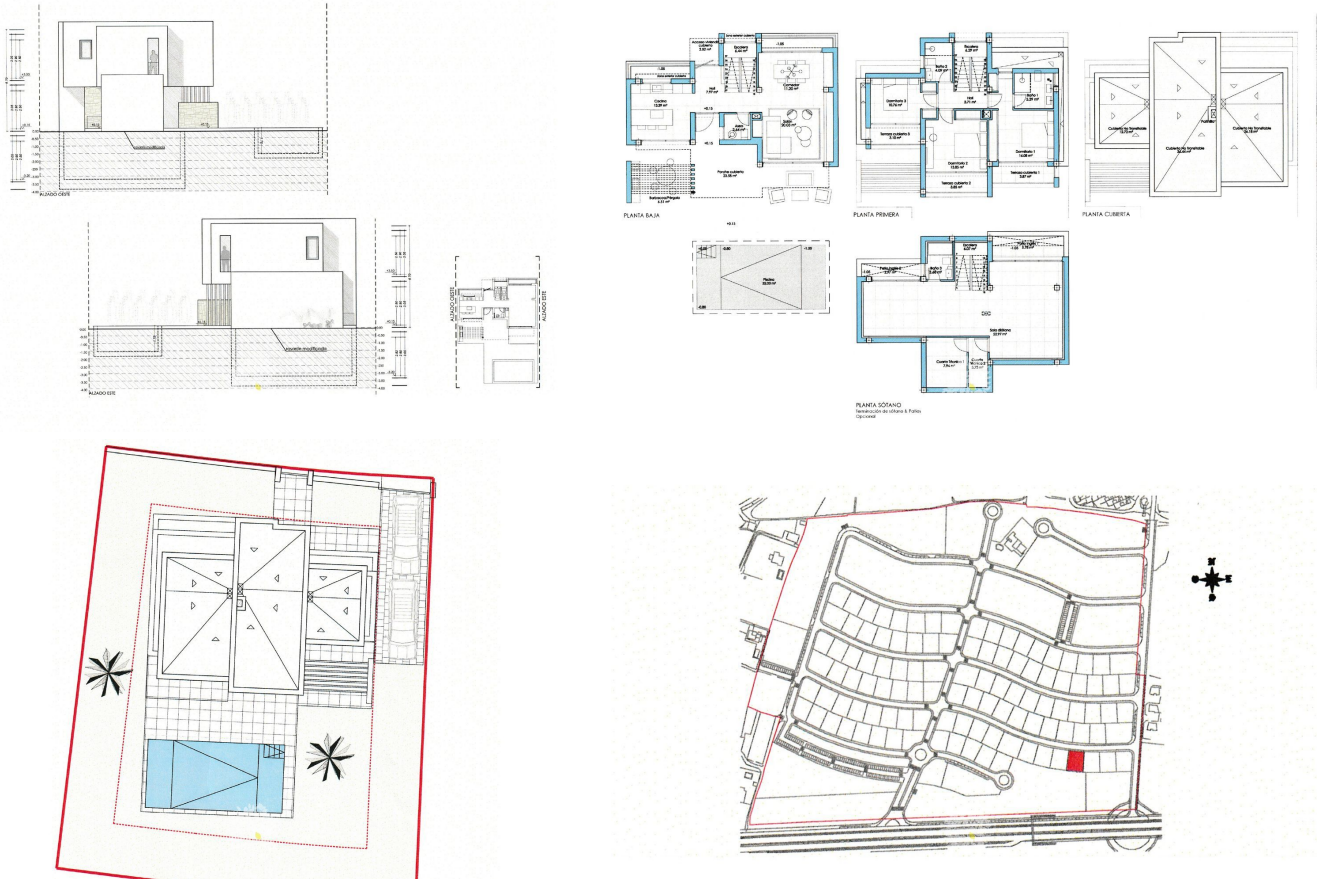
- \* An open-plan basement of approximately 70 m<sup>2</sup>, perfect for a leisure room, gym, cinema room, wine cellar, or garage.
- \* Ground floor with a spacious kitchen, living and dining area, guest toilet, and a large porch designed for outdoor living.
- \* First floor with 3 bedrooms and 2 bathrooms.

The location is one of its greatest highlights: easy access to the A-7 motorway and perfectly positioned between Estepona and Marbella, surrounded by all kinds of amenities, restaurants, supermarkets, schools, and golf courses. In addition, the beach is just a few minutes' walk away.

An ideal opportunity both to build a permanent residence or to develop a highly profitable property for tourist rentals, thanks to the strong year-round demand in the area.

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# GALLERY



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