

# Residential Plot in Estepona

Price € 597,000

Bedrooms	2
Bathrooms	2
Build Size	102 m <sup>2</sup>
Plot Size	102 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ East

## CONDITION

- ✓ Excellent
- ✓ Good
- ✓ New Construction

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished

## GARDEN

- ✓ Communal

## PARKING

- ✓ Private

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.

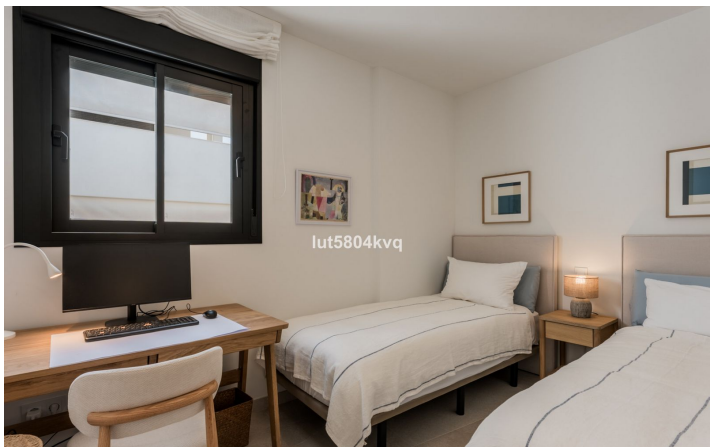
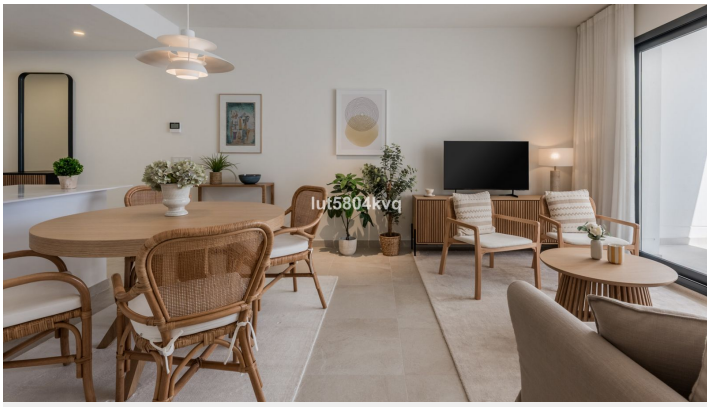
An ideal opportunity both to build a permanent residence or to develop a highly profitable property for tourist rentals, thanks to the strong year-round demand in the area.

[View Property Online](#)

# GALLERY









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