

ESTEPONA

7,878,500 €

REFERENCE R2761094

Exclusive Development Opportunity: Premier Sea-View Estate in Estepona, Southern Spain

1 m²

BUILT

45,123 m²

PLOT









Description

Discover an unparalleled investment opportunity in the heart of the Costa del Sol with this magnificent 45,100 m² (approximately 11.15 acres) estate. Nestled in a privileged location in Estepona, Southern Spain, this expansive plot offers a rare combination of breathtaking natural beauty, strategic connectivity, and significant development potential. This isn't merely land; it's a canvas for creating an iconic luxury residential or resort destination, promising an exceptional lifestyle alongside substantial returns for the most discerning investor.

A Prime Location: The Jewel of Estepona, Southern Spain

Estepona, often celebrated as the "Garden of the Costa del Sol," perfectly blends authentic Andalusian charm with modern sophistication. This vibrant municipality, located in the picturesque region of Southern Spain, is renowned for its picturesque old town adorned with vibrant flowerpots, its stunning blue-flag beaches, and a burgeoning reputation as a luxury destination. The property is ideally situated just 5 minutes from Estepona's bustling town centre, where residents and visitors alike can access a comprehensive array of services, including top-tier health facilities, high-end commercial establishments, and efficient administrative services, ensuring every convenience is close at hand.

The strategic positioning of this estate is truly exceptional. Enjoy the serenity of a coastal retreat while being just 1 km from the pristine Mediterranean beaches and the efficient A-7 highway, offering seamless connectivity to the entire Costa del Sol. Within a short drive, you can reach the glamorous resorts of Marbella and Puerto Banús, known for their world-class marinas, designer boutiques, and Michelin-starred dining. Major international airports, including Málaga and Gibraltar, are also easily accessible, facilitating global connections and reinforcing the region's appeal to an international clientele seeking luxury and convenience.

This location also places you at the epicentre of luxury leisure. The plot is in close proximity to the world-renowned Kempinski Hotel Bahía Beach Resort & Spa, offering five-star amenities and services synonymous with opulence. Just moments away lies Laguna Village, an exclusive beachfront complex boasting high-end boutiques, gourmet restaurants, and chic beach clubs, providing a sophisticated entertainment hub. For equestrian enthusiasts, a prestigious Equestrian Center is also within easy reach, presenting a lifestyle of elegance and sport. These neighbouring luxury establishments not only enhance the immediate surroundings but also significantly elevate the potential value and prestige of any development on this site, making it an ideal choice for Luxury Realty's elite clients.

The Estate: A Vision of Elevated Living

This sprawling 45,100 m² plot is characterised by its gently undulating topography, presenting a 'slightly inclined flat' landscape that is perfectly suited for diverse architectural designs and optimal drainage. This unique characteristic ensures that every future dwelling can maximise its commanding position and panoramic vistas. The estate boasts an enviable south-southwest orientation, guaranteeing an abundance of natural light throughout the day and spectacular, unforgettable sunsets over the Mediterranean Sea. From this privileged vantage point, future residents will be treated to breathtaking, uninterrupted sea views that stretch across the shimmering waters of the Mediterranean, encompassing the majestic Rock of Gibraltar and, on clear days, the distant coastline of Africa – a truly iconic backdrop for luxury living.

Beyond its aesthetic appeal, the property offers practical advantages for immediate development. It is fully connected to essential municipal infrastructure, including reliable sanitation, electricity, and water services. This 'shovel-ready' status significantly streamlines the development process, reducing initial complexities and accelerating project timelines for a discerning investor or developer. The integration of modern utilities ensures that any luxurious development can proceed efficiently and seamlessly, ready to meet the highest standards of contemporary living.

Unleashing Development Potential: A Masterpiece Awaits

The true allure of this magnificent estate lies in its extraordinary development potential. The property benefits from final planning approval granted in July 2000, underscoring its long-standing designation for residential development. A master plan has been

envisioned, detailing the creation of an exclusive residential community inspired by the charming aesthetics of a traditional coastal village. This comprehensive project outlines the construction of 94 elegant houses and 10 luxurious chalets, with an impressive total building area of 10,812 m². This substantial allowance provides ample scope for creating a high-density, yet exquisitely designed, luxury development tailored to the demands of an affluent market.

However, the flexibility offered by this unique proposition extends far beyond the existing plans. For visionary developers, the type of residential unit proposed is highly negotiable. This adaptability allows for a bespoke approach, enabling the project to be tailored precisely to current market demands, specific luxury segments, or an innovative architectural vision. Imagine crafting a collection of opulent villas with private infinity pools, sophisticated townhouses with bespoke finishes, modern luxury apartments boasting panoramic sea views, or even a bespoke boutique resort, all harmoniously integrated into this stunning natural setting. The potential to shape a distinctive, high-value community that capitalises on the prime location, exceptional views, and established infrastructure is immense, offering unparalleled opportunities for return on investment.

This is an exceedingly rare opportunity to acquire a substantial plot of land in one of the most sought-after coastal regions in Southern Spain, offering both immediate development readiness and unparalleled flexibility. Whether your vision is to develop a premium residential complex, an exclusive holiday retreat, or a collection of bespoke luxury homes, this Estepona estate provides the perfect foundation for a truly iconic project. Seize the moment to create an enduring legacy in a location that promises enduring appeal and significant returns for Luxury Realty's discerning clientele.

Details

Reference	R2761094	Property Type	Land
Status	Sale	Price	7,878,500 €
Bedrooms	by request	Bathrooms	by request
Build size	1 m²	Plot Size	45,123 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views