

ESTEPONA

1,500,000 €

REFERENCE R3255148

An Unparalleled Rural Sanctuary: A 1.6-Hectare Estate in Estepona West, Southern Spain

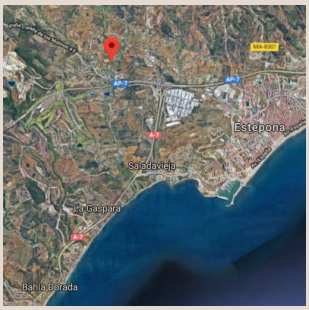
30,000 m²

PLOT








Estepona
Saladavieja
La Gaspara
Bahía Dorada

Description

Luxury Realty proudly presents an extraordinary opportunity to acquire a magnificent rustic plot nestled in the prestigious Guadalobón area, within the captivating region of Estepona West. This sprawling estate, encompassing approximately 1.67 hectares (over 16,700 square meters), offers a rare and coveted blend of lush agricultural potential and serene natural beauty. It represents more than just land; it is a canvas upon which to cultivate a dream, whether that involves a bespoke agricultural project, an exclusive private rural retreat, or a sustainable luxury lifestyle in the heart of Andalusia.

Imagine owning a significant piece of Southern Spain, where the timeless allure of the Andalusian countryside meets the strategic advantages of a prime coastal location. This expansive property is meticulously divided, offering distinct and valuable segments for the discerning investor or homeowner. A substantial portion of the land is dedicated to verdant, irrigated orchards, flourishing with mature fruit trees that promise abundance and a connection to the rich agricultural heritage of the region. This irrigated section provides an immediate opportunity for cultivation, producing exquisite local fruits, or simply enjoying the idyllic charm of a private orchard. The air here is often fragrant with the scent of blossoms, creating an atmosphere of profound tranquility and natural luxury.

The Essence of Estepona: Location and Lifestyle

Situated in Estepona West, a highly sought-after district renowned for its tranquil environment and stunning natural landscapes, this estate offers an enviable lifestyle. Estepona, often referred to as the "Garden of the Costa del Sol," seamlessly blends authentic Andalusian charm with modern sophistication. Its beautifully maintained old town, vibrant marina, and extensive blue-flag beaches make it one of the most desirable destinations in Southern Spain. Guadalobón itself is known for its peaceful ambiance, offering a sanctuary away from the hustle and bustle, yet maintaining excellent connectivity.

The strategic advantage of this plot is its unparalleled location. While providing the peace and privacy of a natural sanctuary, it remains just minutes away from Estepona's bustling town center, its pristine Mediterranean beaches, and a wealth of world-class amenities. High-end golf courses, equestrian centers, gourmet restaurants, and luxury boutiques are all within easy reach. Furthermore, the vibrant cosmopolitan hubs of Marbella and Puerto Banús are a short drive away, offering an even broader spectrum of leisure, dining, and entertainment options. This unique juxtaposition of rural serenity and urban convenience makes this estate a premier choice for those seeking the very best of both worlds.

A Canvas of Opportunity: Versatile Land & Investment Potential

Beyond the irrigated orchards, the estate boasts a significant expanse of versatile dry farming terrain. This untouched land presents boundless possibilities. It is perfectly suited for a variety of uses, from expanding existing agricultural ventures to creating bespoke landscaped gardens, establishing equestrian facilities, or even constructing additional outbuildings (subject to local planning regulations) to complement a grand rural residence. The natural contours and open spaces provide an ideal environment for those looking to embrace sustainable living, cultivate olive groves, vineyards, or simply enjoy vast private grounds.

For the astute investor, this large rural estate, spanning over 16,000 square meters, represents a sound and forward-thinking investment. Land of this size and with such diverse characteristics is increasingly rare in prime locations along the Costa del Sol. The demand for spacious rural properties that offer both privacy and proximity to amenities is steadily growing, making this a truly exceptional opportunity. Whether your vision is to create a magnificent private finca, develop a boutique agricultural business, or hold a valuable asset in a flourishing region, this property in Guadalobón offers unparalleled potential for capital appreciation and a luxurious lifestyle.

Embrace the opportunity to craft your legacy in one of Southern Spain's most enchanting settings. This isn't merely a land purchase; it's an investment in a lifestyle, a dream, and a tangible piece of Andalusian heritage.

Legal Information for Prospective Buyers

The advertised price for this exquisite property does not include closing costs and applicable taxes. For new build properties, these typically include VAT (10%) and Stamp Duty (1.2%). For resale properties, Property Transfer Tax (ITP) at 7% is applicable, though reduced rates of 6% or 3.5% may apply depending on the buyer's specific profile and compliance with relevant legal criteria. Additionally, Notary fees, Land Registry fees, and other administrative fees are not included in the listed price. It is important to note that Luxury Realty's real estate brokerage fees are included in the price and are fully covered by the seller, ensuring a transparent and straightforward transaction for our esteemed clients.

Details

Reference	R3255148	Property Type	Land
Status	Sale	Price	1,500,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	30,000 m²
Terrace	–	Parking places	by request

Features

Resale