

ESTEPONA

4,000,000 €

REFERENCE R3867916

Unrivalled Commercial Development Opportunity: Prime Land in Estepona's Thriving Polígono

4,200 m²

BUILT

1,800 m²

PLOT

Description

Luxury Realty is proud to present an exceptional investment opportunity: a meticulously selected plot of commercial land nestled in the highly sought-after industrial and commercial zone, known as the 'polígono', of Estepona. This offering is not merely a piece of real estate; it is a strategic gateway to establishing a formidable business presence in one of Southern Spain's most dynamic and rapidly growing regions. Designed for forward-thinking investors and enterprises, this plot offers the rare confluence of prime location, substantial scale, and limitless potential for custom development, perfectly aligned with the discerning standards of Luxury Realty's clientele.

Estepona: The Jewel of the Costa del Sol's Commercial Landscape

Estepona, gracefully situated on the western stretch of the Costa del Sol in Southern Spain, has transcended its origins as a charming fishing village to become a vibrant, sophisticated municipality renowned for its quality of life, stunning natural beauty, and burgeoning economy. Often referred to as "The Garden of the Costa del Sol," Estepona boasts a meticulously maintained old town, an array of Blue Flag beaches, and a thriving cultural scene that attracts a diverse international demographic. Beyond its aesthetic appeal, Estepona's strategic geographical position and robust infrastructure make it an increasingly attractive hub for commercial investment.

The city benefits from excellent connectivity via the A-7 coastal highway and the AP-7 toll road, ensuring seamless access to Málaga-Costa del Sol Airport (approximately 45 minutes away) and Gibraltar International Airport (around 30 minutes). This superb accessibility facilitates efficient logistics and enhances client reach, positioning Estepona as an ideal base for operations serving both local and international markets. The consistent influx of tourists, alongside a growing permanent resident population, fuels a strong demand for diverse services and products, creating a fertile ground for commercial ventures. Estepona's municipal government is also proactive in fostering economic growth, supporting businesses, and enhancing the urban environment, which collectively contributes to a stable and promising investment climate.

The Opportunity: Expansive Commercial Plot with Unmatched Development Potential

This premium commercial plot, strategically located within Estepona's bustling 'polígono', represents a blank canvas for ambitious commercial projects. The land is specifically designated for commercial use, offering immediate potential to construct an imposing, state-of-the-art facility. The approved and highly advantageous buildability allows for the creation of a substantial two-story warehouse or commercial building, encompassing an impressive 1800 square meters per floor, culminating in a colossal 3600 square meters of enclosed operational space. This generous footprint provides unparalleled scope for expansive showrooms, sophisticated logistics, or multi-functional commercial zones.

Adding to its allure, the design potential also includes an additional half top open terrace spanning a further 600 square meters. This versatile outdoor area could be transformed into a dynamic display space, a client entertainment zone, a rooftop garden for employees, or even an exclusive open-air showroom, offering an exceptional vantage point and enhancing the property's overall utility and appeal. The sheer scale and thoughtful design possibilities embedded within this plot cater to businesses requiring significant space and a prominent presence, promising a landmark development within Estepona's commercial heartland.

Unparalleled Versatility for Your Vision

The flexibility inherent in this plot's design and commercial designation renders it suitable for a wide array of high-value business operations. Its substantial dimensions and strategic location are perfectly tailored for ventures that demand visibility, accessibility, and ample space:

- **Automotive Dealership:** Envision a cutting-edge, multi-level automotive showroom showcasing luxury vehicles, complete with dedicated service bays, administrative offices, and a rooftop display area on the open terrace. The prominent location ensures maximum exposure to potential buyers.

- **Logistics and Distribution Hub:** The vast warehouse capacity (3600m²) is ideal for establishing a major logistics centre, a regional distribution hub, or a secure storage facility. Its proximity to main transport arteries ensures efficient inbound and outbound operations for goods serving the entire Costa del Sol and beyond.

- **Premium Furniture or Home Furnishings Store:** Create an expansive, inspiring showroom for high-end furniture, home decor, or interior design services. The two floors allow for distinct product categories or a seamless customer journey through various lifestyle settings, with the terrace potentially hosting outdoor furniture collections or an events space.

- **Sports and Leisure Complex:** Develop an indoor sports arena, a fitness centre with multiple studios, or a specialized training facility, capitalizing on Estepona's active lifestyle.

- **Corporate Headquarters or Business Park:** Design a prestigious corporate headquarters building, incorporating modern office spaces, conference facilities, and employee amenities, or divide the space into units for multiple businesses, fostering a vibrant commercial ecosystem.

- **Gastronomic Market or Event Venue:** The large open plan possibilities lend themselves to innovative concepts such as a high-end gastronomic market, a multi-purpose event hall, or even a specialized exhibition centre, catering to Estepona's growing tourism and local demand.

The adaptability of this plot allows investors to tailor the development precisely to their business model, ensuring optimal functionality and maximum return on investment.

Strategic Location: Estepona's Commercial Powerhouse

The 'polígono' of Estepona is recognized as the commercial and industrial engine of the municipality. Its carefully planned layout provides businesses with essential infrastructure, including robust road networks, reliable utilities, and proximity to a skilled workforce. Locating within this established commercial zone offers numerous advantages:

- **High Accessibility:** Easy access for clients, suppliers, and employees from all parts of Estepona, Marbella, and the wider Costa del Sol due to its excellent connections to major roads.

- **Visibility and Prominence:** Positioned within a dynamic commercial environment, the future development on this plot will benefit from significant commercial traffic and established business activity, enhancing brand recognition.

- **Synergy with Surrounding Businesses:** Being part of a commercial hub fosters synergies with other businesses, potentially leading to collaborative opportunities and an expanded client base.

- **Future Growth Potential:** As Estepona continues its upward trajectory of economic development and population growth, demand for well-located commercial properties within its designated zones will only intensify, safeguarding future property value and rental yields.

Investment Snapshot: A Future-Proof Asset in Southern Spain

This commercial plot in Estepona represents more than just a purchase; it's an investment in a future-proof asset. The region's sustained economic growth, coupled with the scarcity of prime commercial land offering such extensive buildability, positions this

opportunity as a highly attractive proposition. Investors can anticipate strong capital appreciation and excellent potential for rental income, especially given the flexibility to accommodate diverse tenants or a single large enterprise. With Estepona's appeal continuing to grow across both residential and commercial sectors, securing a foothold in its commercial 'polígono' now offers a strategic advantage. This is a rare chance to develop a significant commercial landmark in a location poised for continued prosperity.

Why Choose This Opportunity with Luxury Realty?

At Luxury Realty, we specialize in identifying and presenting exclusive opportunities that meet the highest standards of our discerning clientele. This commercial plot in Estepona exemplifies our commitment to offering strategic investments in prime locations. Our expertise in the Costa del Sol market, combined with our dedication to personalized service, ensures a seamless acquisition process. We provide comprehensive insights into local regulations, market trends, and development potential, guiding you through every step to unlock the full value of this exceptional asset.

Seize the chance to create a lasting commercial legacy in Estepona, Southern Spain. This is not merely land; it is the foundation for your next great business venture.

Details

Reference	R3867916	Property Type	Land
Status	Sale	Price	4,000,000 €
Bedrooms	by request	Bathrooms	by request
Build size	4,200 m²	Plot Size	1,800 m²
Terrace	–	Parking places	by request

Features

Investment