

ESTEPONA

1,950,000 €

REFERENCE R4689625

An Unparalleled Investment Opportunity: Prestigious Rustic & Industrial Estate in Estepona, Costa del Sol

24,135 m²

PLOT








25.000m2
Parcela
Rustica e Industrial
- Zona Padron, Arriba
de Laguna Village
- 700m de la playa
- parcela plana





Description

An Unparalleled Investment Opportunity: Prestigious Rustic & Industrial Estate in Estepona, Costa del Sol

Luxury Realty proudly presents an extraordinary, exceptionally versatile land parcel spanning **24,135 square meters** in Estepona, Southern Spain. This prestigious estate offers a unique blend of natural beauty, strategic location, and unparalleled development potential, making it a truly rare find on the illustrious Costa del Sol. Benefiting from reliable **water and electricity connections**, and crucially, boasting **dual zoning – both rustic and industrial** – this property is poised to accommodate diverse visionary projects, from opulent private estates to dynamic commercial ventures. Its expansive scope and advantageous attributes position it as a prime candidate for discerning investors and developers.

Unrivaled Potential: A Canvas for Visionary Development

This magnificent plot's inherent versatility offers an expansive spectrum of innovative and lucrative projects:

A World-Class Equestrian Haven or Boutique Agricultural Estate

Envision a premier equestrian facility with state-of-the-art stables and expansive riding arenas. Alternatively, leverage rustic zoning for sophisticated agricultural or boutique livestock ventures. This fertile land is ideal for organic farming, cultivating exclusive produce, or establishing a private vineyard. Potential also extends to innovative agri-tourism, blending opulent accommodation with authentic rural experiences.

Exclusive Outdoor Sports & Recreational Resort

For the adventurous or entrepreneurial, this extensive plot is a natural playground. Its vast expanse and varied topography are perfect for designing a private outdoor sports complex. Consider bespoke motocross tracks, challenging quad biking trails, tactical paintball arenas, or exhilarating mountain bike circuits. This is the ultimate canvas for a high-end adventure park or elite wellness retreat seamlessly integrated with nature.

Dynamic Industrial & Commercial Hub

A defining feature is the industrial-zoned section. This provides extraordinary flexibility for commercial development. Envision modern industrial warehouses, bespoke logistical centers for luxury goods, secure storage for private collections, or a high-tech research and development campus. This dual zoning capability expands potential for diverse business models, from manufacturing to specialized service industries, offering a strategic location for significant operational space.

Exceptional Location & Connectivity: The Heart of the Costa del Sol

The allure of this property is further amplified by its exceptional geographical positioning. Situated in the tranquil yet accessible El Padrón area of Estepona, this estate benefits from the quintessential charm and vibrant energy of the Costa del Sol, a world-renowned destination in Southern Spain celebrated for its glorious climate, pristine beaches, championship golf courses, and sophisticated international lifestyle.

Strategic Access, Proximity & Panoramic Views

Convenience is paramount. Located just **1 km from the sparkling Mediterranean Sea**, and **10 minutes from Estepona town center**. The property boasts **direct A-7 motorway access**, ensuring seamless travel to major hubs: Estepona (3 km), glamorous Puerto Banús (10 km), and Málaga International Airport (75 km). Elevated on a gently sloping hillside, the property commands spectacular, uninterrupted panoramic views of the surrounding landscape, the Mediterranean Sea, and the picturesque coastline. These breathtaking vistas enhance the aesthetic appeal and intrinsic value of the estate.

Unrivaled Accessibility & Infrastructure

Designed for utmost convenience, the property features **two distinct private access points** and ample parking space. This critical advantage suits private residences, high-traffic businesses, event venues, or multi-faceted activity centers, enhancing operational efficiency and appeal.

Your Vision, Our Expertise

This expansive dual-zoned land in Estepona represents an exceptionally rare and strategic investment opportunity. Whether your vision is to cultivate a luxurious private estate, establish a thriving commercial enterprise, or develop a unique recreational resort, this property provides the perfect foundation. Its exceptional features, prime location on the coveted Costa del Sol, and outstanding connectivity make it an unparalleled offering from Luxury Realty. Seize this chance to transform a magnificent parcel of land into a legacy.

Details

Reference	R4689625	Property Type	Land
Status	Sale	Price	1,950,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	24,135 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views