

NEW GOLDEN MILE

2,900,000 €

REFERENCE R4713469

An Unrivalled Commercial Development Opportunity on Estepona's New Golden Mile

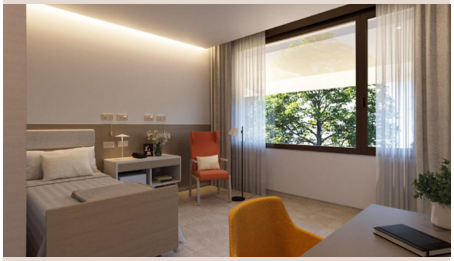
1,600 m²

BUILT

4,410 m²

PLOT













Description

Presenting a truly exceptional and strategically positioned landholding, exclusively available through Luxury Realty, in the burgeoning Reinoso area of Estepona. This premier parcel of land offers an unparalleled opportunity within one of Southern Spain's most coveted destinations, the esteemed New Golden Mile. Its immediate proximity to the vital A-7 / CN-340 corridor places it at the nexus of connectivity and accessibility, anchoring it within an increasingly vibrant residential and commercial landscape. This is more than just land; it's a gateway to creating a landmark development in a region celebrated for its luxury, growth, and international appeal, offering a rare chance to shape the future of a dynamic urban and economic hub.

Estepona, often hailed as the "Garden of the Costa del Sol," has undergone a remarkable transformation, evolving into a sophisticated and highly sought-after destination for discerning residents, tourists, and investors alike. Situated proudly on the New Golden Mile, a prestigious stretch of coastline renowned for its upscale developments, championship golf courses, and exquisite amenities, Estepona perfectly blends traditional Andalusian charm with modern luxury. This specific location within Reinoso benefits directly from Estepona's sustained growth, attracting affluent demographics and innovative businesses, thereby establishing a fertile ground for high-value commercial ventures.

The Asset: Unlocking Unprecedented Potential

This distinguished asset is uniquely composed, seamlessly integrating a significant commercial land component within the established UEN-R35 "Comercial Reinoso" planning area with a complementary adjoining rustic parcel. This intelligent configuration provides extraordinary flexibility, presenting a multifaceted opportunity for visionary investors, dynamic operators, or pioneering developers. The combination allows for a sophisticated commercial-led project while offering potential for strategic future expansion, ecological integration, or enhanced amenity space, crafting a truly holistic and future-proof development vision.

Based on the meticulously detailed urban planning documentation, the commercial heart of this opportunity is underpinned by a robust 0.4 m²t/m²s buildability ratio. This translates into a substantial estimated commercial buildable area ranging from approximately 1,333 m² to a generous 1,600 m². This impressive metric underscores the significant potential for a large-scale or multi-faceted commercial enterprise. The precise final buildable area will, of course, be subject to the definitive land configuration and comprehensive technical verification, yet the indicative figures already paint a compelling picture of considerable development capacity.

A Spectrum of Visionary Uses Under the C-2 Framework

The applicability of the C-2 commercial framework is a cornerstone of this asset's appeal, opening doors to an extensive and highly adaptable range of uses. This flexibility is a critical advantage for investors aiming to meet diverse market demands and capitalize on emerging trends. The C-2 framework typically accommodates a broad spectrum of activities, ensuring that potential developments can be finely tuned to maximize returns and serve the community effectively.

Permissible uses under this adaptable framework include, but are not limited to, vital commercial establishments, essential parking solutions, administrative offices, modern educational facilities, state-of-the-art sports complexes, comprehensive healthcare centers, and vibrant socio-cultural venues. Furthermore, and of particular interest for developments strategically positioned along the prominent CN-340 corridor, the framework may, subject to confirmation, also permit high-value hotel use. This particular provision offers a tantalizing prospect for luxury hospitality ventures, catering to the New Golden Mile's affluent tourism market. Additionally, a carefully managed percentage of residential use may be tolerated within the total buildability under the C-2 framework, paving the way for sophisticated mixed-use developments that foster vibrant, self-contained communities.

This remarkable versatility renders the site exceptionally suitable for a diverse array of high-potential projects. Imagine a meticulously curated boutique commercial hub, offering exclusive retail experiences and bespoke services; a cutting-edge wellness or medical centre, addressing the growing demand for health-focused services; an innovative sports-related concept, capitalizing on the region's active lifestyle; a sophisticated service-led retail project, catering to discerning clientele; a luxury hospitality-supported concept, leveraging Estepona’s international appeal; or a thoughtfully designed, integrated mixed-use scheme that harmoniously blends various functions to create a dynamic destination. Each of these possibilities represents a

significant investment opportunity within Estepona’s thriving ecosystem.

The Estepona Advantage: A Market Ripe for Investment

The opportunity inherent in this landholding is particularly compelling for astute buyers who deeply appreciate the critical value of strategic positioning within a dynamic market. Estepona stands out as one of the Costa del Sol's most active and rapidly expanding growth markets, attracting significant investment in infrastructure, luxury residences, and high-end tourism facilities. This sustained growth ensures a continuous increase in demand for premium commercial and service-led projects. The potential for substantial planning upside and the ability to control development within such a prime location represent a powerful combination for long-term value creation.

A Call to Visionary Developers and Investors

This is a truly unique and significant offering from Luxury Realty, representing not just a land acquisition but an invitation to leave a lasting mark on the evolving landscape of Estepona. For those with the vision to harness its strategic advantages and the expertise to navigate its flexible planning framework, this Reinoso landholding promises to be a cornerstone of future success on the New Golden Mile, defining a new standard for commercial and mixed-use excellence in Southern Spain.

It is imperative to note that all development potential and applicable uses mentioned herein are subject to final and comprehensive technical, legal, planning, and municipal verification. Prospective buyers are strongly advised to engage their appointed professionals to conduct all necessary due diligence prior to any commitment.

Details

Reference	R4713469	Property Type	Land
Status	Sale	Price	2,900,000 €
Bedrooms	by request	Bathrooms	by request
Build size	1,600 m²	Plot Size	4,410 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Private garden, Alarm system, 24H Security, Parking, Beachfront, Holiday Home, Investment, Resale