

ESTEPONA

1,500,000 €

REFERENCE R4981426

An Unparalleled Investment Legacy: 59 Hectares of Untapped Potential in Estepona, Southern Spain

590,195 m²

PLOT













Description

Discover the Jewel of the Costa del Sol: Your Private Domain Awaits

Nestled within the breathtaking landscapes of Southern Spain, just a short 8-kilometer journey from the sun-drenched coastline of Estepona, lies an extraordinary 59-hectare rural estate. This is not merely a land offering; it is a canvas for visionary development, an unparalleled investment opportunity situated in one of the Costa del Sol's most dynamic and sought-after regions. Estepona, affectionately known as the "Garden of the Costa del Sol," perfectly blends authentic Andalusian charm with modern sophistication. Its vibrant marina, pristine beaches, world-class golf courses, and an array of gastronomic delights make it a magnet for discerning international investors and residents alike. The strategic positioning of this estate offers the best of both worlds: serene, expansive privacy, yet with effortless access to Estepona's bustling town center, Marbella's glamour, and Puerto Banús's luxury amenities.

A Sanctuary of Exclusivity: Panoramic Vistas and Unrivalled Privacy

This magnificent asset stands as a testament to ultimate exclusivity. Its elevated position commands spectacular, unobstructed panoramic views stretching across the shimmering Mediterranean Sea, culminating in the iconic silhouette of the Rock of Gibraltar. Beyond the azure horizon, the gaze extends over the lush, rolling Andalusian countryside, offering a constant connection to nature's grandeur. Such an expanse, coupled with absolute privacy, is an increasingly rare commodity in today's bustling market, positioning this estate as a truly distinctive and prestigious offering for those who value space, beauty, and seclusion above all else. Imagine waking to the gentle glow of sunrise over the Mediterranean and ending your day with the dramatic hues of a sunset painting the sky over your private domain.

Strategic Phased Development: Crafting Future Masterpieces

The vision for this estate embraces a strategy of intelligent, phased development designed to optimize both financial returns and architectural integration. Currently, an advanced project is underway for the construction of a magnificent first luxury villa, spanning an impressive 522 m2, conceived as a flagship residence. This initial phase will set the benchmark for the estate's overall quality and aesthetic, demonstrating the exquisite potential for future developments.

Upon the successful completion of this inaugural phase, the potential unlocks for subsequent applications to develop a second, and then a third, distinct construction phase. This progressive approach offers unparalleled flexibility for investors, allowing controlled capital deployment, market responsiveness, and optimal urban planning coherence. This flexible framework is ideal for discerning investors looking to scale their involvement over time, creating a bespoke portfolio of luxury properties or a singular grand estate, all while maintaining optimal financial efficiency and design integrity.

Unlocking Multifaceted Potential: Segmentation for Diverse Investment Strategies

A key element of this estate's immense value lies in its ongoing process to secure approval for the segregation of the entire property into four expansive, independent plots, each approximating 15 hectares in size. This planned segmentation dramatically amplifies the development possibilities, opening doors to a multitude of high-yield strategies:

- **Ultra-High-End Detached Villas:** Create several exclusive private estates, each enjoying its own vast plot, ensuring unparalleled privacy and unique vantage points, catering to the most discerning clientele seeking bespoke luxury homes in a sprawling natural setting.

- **Boutique Residential Projects:** Develop a low-density, exclusive community of luxury residences, perhaps with shared high-end amenities like an equestrian center, wellness spa, or private vineyard, all while preserving the estate's inherent tranquility and natural beauty.

- **Long-Term Capital Investment:** Secure a significant land bank in an appreciating market. With Estepona's continuous growth and the scarcity of large, prime plots, the inherent value of this land is poised for substantial long-term capital

appreciation, offering a robust asset for wealth preservation and growth.

Exceptional Value Drivers: Sustainability, Scale, and Scarcity

Beyond its strategic location and development potential, this estate possesses intrinsic value drivers that set it apart. Abundant natural water resources, including close proximity to the vital Castor River, ensure unparalleled sustainability for any premium development. This access guarantees lush landscaping, supports potential agricultural ventures like olive groves or vineyards, and enhances the overall ecological and aesthetic value of the property – a critical consideration for luxury buyers today.

What truly distinguishes this offering from virtually any other on the Costa del Sol is its extraordinary scale combined with its prime location. While many seek standard villa plots, this 59-hectare estate offers a magnitude of privacy, development scope, and exclusivity that is almost impossible to find. Its inherent value, when compared to the limited potential of smaller parcels, is disproportionately higher, promising significantly greater returns on investment due to its rarity and comprehensive development capabilities. It represents an opportunity to create something truly grand, a legacy property rather than just a residence.

A Singular Opportunity for Visionary Investors and Developers

This represents a rare and compelling proposition for developers and investors who aspire to more than just a standard acquisition. It is tailor-made for those seeking:

- A phased development strategy, allowing for intelligent and controlled capital deployment aligned with market conditions.
- Exceptional capital appreciation potential driven by scarcity, strategic location, and multifaceted development options.
- The creation of a distinctive, high-end product that stands in a class of its own within the luxury real estate market.
- A strategic foothold in one of the most prestigious and rapidly growing locations on the sun-drenched Costa del Sol.

Opportunities of this caliber, offering such a unique combination of scale, location, privacy, and development potential, are exceedingly rare and highly sought after in today's competitive luxury real estate landscape. Do not miss the chance to secure a truly generational asset that promises both an exquisite lifestyle and robust financial growth.

Details

Reference	R4981426	Property Type	Land
Status	Sale	Price	1,500,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	590,195 m²
Terrace	–	Parking places	by request

Features

Sea views