

ESTEPONA

2,900,000 €

REFERENCE R5006809

An Unrivaled Development Opportunity in the Heart of Estepona's Historic Centre

1,533 m²

BUILT

560 m²

PLOT

Description

Luxury Realty proudly presents a truly exceptional investment opportunity: a prime development plot strategically nestled in the vibrant and enchanting historic centre of Estepona. This offering is more than just land; it represents a canvas for visionary development, promising an extraordinary return on investment within one of the most sought-after destinations on the Costa del Sol, located in the south of Spain. The strategic location, coupled with immense buildable potential, positions this property as a cornerstone for a prestigious residential or commercial project.

Estepona: The Garden of the Costa del Sol

Estepona, often celebrated as "The Garden of the Costa del Sol," has undergone a magnificent transformation, blossoming into a captivating blend of traditional Andalusian charm and modern sophistication. Located in the picturesque south of Spain, this coastal gem boasts an idyllic climate with over 320 days of sunshine annually, making it an irresistible magnet for both discerning residents and international tourists. Its historic centre, meticulously adorned with colourful flower pots, whitewashed buildings, and charming plazas, offers an authentic Spanish experience. Beyond its aesthetic appeal, Estepona provides a superior quality of life, featuring world-class golf courses, exquisite gastronomy, upscale marinas, and a burgeoning cultural scene. The town’s commitment to quality tourism and sustainable development has solidified its reputation as a premier lifestyle destination and a resilient market for luxury real estate investment.

An Enviable Historic Centre Location

The plot's location is, without exaggeration, its most compelling asset. Situated right in the pulsating heart of Estepona's historic centre, it offers an unparalleled advantage. Imagine a future development where residents or guests can step out directly into cobbled streets lined with quaint boutiques, art galleries, and an array of traditional and contemporary restaurants. The shimmering Mediterranean coastline and its pristine beaches are merely a leisurely stroll away, providing immediate access to sun-drenched sands and the refreshing sea breeze. This prime position ensures absolute convenience to all essential services, including supermarkets, pharmacies, and reputable schools, blending the charm of historic living with the necessities of modern life. Furthermore, the plot benefits from excellent connectivity to major road networks, granting easy access to Marbella, Puerto Banús, and Málaga International Airport, underpinning its desirability for both permanent residents and holidaymakers.

Unmatched Development Potential and Flexibility

What truly sets this opportunity apart is the extraordinary development potential it offers. The plot boasts a generous buildable area of up to 1,533 square meters. This substantial allowance provides considerable flexibility, making it an ideal foundation for a variety of ambitious projects. For residential developers, this capacity could translate into a sophisticated collection of luxury apartments or boutique townhouses, each meticulously designed to offer privacy, elegance, and modern comfort. The demand for high-end residential units in Estepona's historic core, particularly those with contemporary features yet respecting the area's traditional aesthetics, remains consistently strong among an international clientele seeking a blend of cultural immersion and luxury living.

Alternatively, the significant buildable size presents an outstanding prospect for commercial ventures. Envision the creation of an exclusive boutique hotel, offering guests an immersive experience in the heart of Estepona, with chic rooms, gourmet dining, and perhaps a rooftop terrace boasting panoramic views. The town's thriving tourism sector, coupled with a growing demand for unique, experiential accommodations, positions a luxury hotel project here for resounding success. Beyond hospitality, the space could also accommodate a mix of high-end retail units, innovative co-working spaces, or a prestigious gastronomic establishment, catering to both the local community and the affluent tourist market. The intrinsic value of developing within such a coveted location guarantees visibility and prestige for any commercial enterprise.

The inherent flexibility to pivot between residential and commercial use, or even a mixed-use concept, allows investors to tailor their project to current market demands and future trends, maximizing potential returns. This adaptable nature is a rare and invaluable asset in the highly competitive real estate landscape, ensuring that your investment remains resilient and profitable over time.

A Sound Investment in a Thriving Market

Investing in this plot through Luxury Realty is not just acquiring property; it is securing a stake in Estepona’s prosperous future. The sustained growth of the local economy, coupled with a steady influx of international investment, underscores the robustness of its property market. Properties within the historic centre, especially those offering new builds or significant redevelopment potential, command a premium and tend to appreciate steadily. This plot represents a strategic acquisition for sophisticated investors looking for substantial capital appreciation, attractive rental yields from luxury residential units, or significant operational profits from a bespoke commercial establishment. Its unique attributes mitigate typical investment risks, offering a secure path to prosperity.

Your Vision, Our Expertise

At Luxury Realty, we understand that opportunities of this magnitude require meticulous planning and expert guidance. We are poised to provide you with comprehensive market analysis, architectural consultation contacts, and invaluable local insights to transform your vision into a magnificent reality. This is not merely a transaction; it is the beginning of a transformative project that will contribute to the legacy of Estepona while delivering exceptional financial rewards.

If you are ready to explore the full potential of this unparalleled development plot, we invite you to connect with us. Whether you seek detailed architectural blueprints, comprehensive financial projections, or wish to discuss a bespoke development strategy, our team of seasoned professionals is here to assist you. Contact Luxury Realty today to arrange a private consultation and embark on this extraordinary venture.

Details

Reference	R5006809	Property Type	Land
Status	Sale	Price	2,900,000 €
Bedrooms	by request	Bathrooms	by request
Build size	1,533 m²	Plot Size	560 m²
Terrace	–	Parking places	by request

Features