

ESTEPONA

2,500,000 €

REFERENCE R5073373

Unrivaled Commercial & Development Opportunity with Panoramic Sea Views at Estepona's Gateway

4,800 m²

BUILT

4,100 m²

PLOT













Description

Unrivaled Commercial & Development Opportunity with Panoramic Sea Views at Estepona's Gateway

Luxury Realty proudly presents an extraordinary investment opportunity nestled at the highly coveted entrance of Estepona, Southern Spain. This prime, strategically positioned plot offers a unique fusion of commercial development potential and expansive rustic land, all graced with breathtaking panoramic sea views across the Mediterranean. It represents not merely a piece of land, but a canvas for a visionary developer or discerning enterprise to craft a landmark destination in one of the Costa del Sol's most vibrant and rapidly evolving locales. This unparalleled property provides the perfect foundation for a prestigious commercial venture, promising exceptional visibility, accessibility, and an enviable coastal ambiance that will captivate both residents and the millions of tourists who flock to this sun-drenched region annually.

The jewel in the crown of this offering is its substantial commercial footprint. The plot boasts an impressive commercial buildable area of 1600 square meters per floor, with the exceptional possibility of developing up to three floors. This translates into a remarkable total of 4800 square meters of roofed commercial space, designed to accommodate a diverse array of high-end establishments. Imagine an exclusive luxury retail complex, a state-of-the-art office building, a bespoke hospitality venue, or a cutting-edge healthcare facility – the potential is vast and perfectly aligned with Estepona's burgeoning luxury market. This generous allowance for development provides the flexibility to create a truly impactful and expansive commercial entity, designed to cater to a discerning clientele and capitalize on the property's prime position as a gateway to the city.

Complementing the robust commercial potential is a significant parcel of 2500 square meters of rustic land. This adaptable expanse offers invaluable flexibility, serving as an ideal space for expansive, private parking solutions – a critical amenity for any major commercial development – or for the creation of lush, landscaped garden areas that enhance the aesthetic appeal and provide serene green spaces. Alternatively, this rustic land could be repurposed for exclusive outdoor event areas, ancillary service buildings, or other innovative uses that further elevate the primary commercial offering. Its presence ensures ample room for expansion and supplementary facilities, allowing for a comprehensive and well-rounded development that addresses every aspect of a high-end commercial operation, from grand entrances to discreet service access.

The strategic location at the very entrance of Estepona is undeniably one of this property's most compelling attributes. Estepona, often lauded as the "Garden of the Costa del Sol," has undergone a remarkable transformation in recent years, blossoming into a sophisticated and sought-after destination. It perfectly balances traditional Andalusian charm with modern infrastructure and luxury amenities. Its beautifully maintained old town, vibrant marina, world-class golf courses, and an array of high-end restaurants and boutiques make it a magnet for international residents and tourists alike. Situated in Southern Spain, Estepona benefits from over 300 days of sunshine annually, a mild Mediterranean climate, and excellent connectivity via Malaga Airport, solidifying its status as a prime location for both living and investing. This plot's position ensures maximum visibility and convenient access for all entering or leaving the municipality, guaranteeing a constant flow of potential customers or clients.

Crucially, this exceptional investment comes with a significant advantage for developers: an urbanistic study of the land has already been completed and confirmed with the Estepona Town Hall. This pre-approval and detailed planning assessment de-risks the investment considerably, providing a clear and established pathway for development. Investors can proceed with confidence, knowing that the foundational urban planning details have been meticulously addressed, streamlining the development process and minimizing potential delays. This forward-thinking preparation positions the plot as a 'shovel-ready' opportunity, allowing for a faster transition from acquisition to construction and revenue generation. It underscores the serious and well-researched nature of this offering, making it particularly attractive to sophisticated investors looking for efficiency and certainty.

The panoramic sea views are not merely a luxury; they are a profound value enhancer. Imagine a commercial space where every floor offers an inspiring vista of the Mediterranean, infusing a sense of tranquility and luxury that elevates the user

experience. This natural amenity significantly enhances the appeal of any retail outlet, restaurant, office, or residential units, commanding premium prices and attracting a more discerning clientele. These views connect the development directly to the iconic Costa del Sol lifestyle, promising a unique selling proposition that few other locations can rival. This property is more than just land; it is a gateway to a prestigious future in one of Southern Spain's most dynamic coastal cities, offering an unparalleled opportunity to create a legacy project that defines the entrance to Estepona for generations to come. This is an invitation to secure a piece of Estepona's future growth and prosperity.

Details

Reference	R5073373	Property Type	Land
Status	Sale	Price	2,500,000 €
Bedrooms	by request	Bathrooms	by request
Build size	4,800 m²	Plot Size	4,100 m²
Terrace	–	Parking places	by request

Features

Sea views