

CANCELADA

475,000 €

REFERENCE R5150842

Prime Buildable Plot in Estepona's Elite Cancelada Area – Unrivaled Sea & Golf Views near Hotel Villa Padierna

1,140 m²

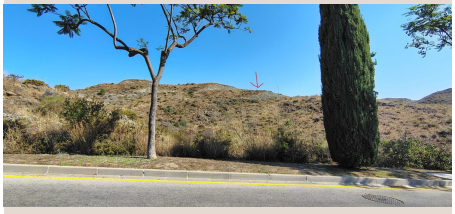
BUILT

1,140 m²

PLOT








1.140 m2
260 m2 techo

Description

Prime Buildable Plot in Estepona's Elite Cancelada Area – Unrivaled Sea & Golf Views near Hotel Villa Padierna

Luxury Realty is proud to present an unparalleled opportunity to acquire a truly exceptional building plot in one of the most coveted locales of Southern Spain. Nestled within Estepona's prestigious Cancelada district, this 1,140 m² parcel offers not just land, but a canvas for an exquisite lifestyle. Imagine waking up to panoramic vistas of the shimmering Mediterranean Sea blending seamlessly with the verdant fairways of world-class golf courses. This is more than a plot; it's the foundation for your dream home, strategically positioned just a mere 250 meters from the gates of the iconic Hotel Villa Padierna, a beacon of luxury and elegance on the Costa del Sol.

The vibrant and increasingly sought-after area of Cancelada, located within the municipality of Estepona, represents the quintessential charm of Southern Spain. It perfectly balances serene, natural beauty with convenient access to a wealth of amenities. Estepona itself, often dubbed 'The Garden of the Costa del Sol', is renowned for its blossoming old town, stunning beaches, and a dynamic culinary scene. Living here means being moments away from championship golf courses, pristine sandy beaches, and a myriad of leisure activities. Furthermore, the plot's proximity to the opulent Hotel Villa Padierna, a five-star grand luxury resort, instantly elevates its prestige. This esteemed establishment is not only famous for its exquisite architecture and services but also for its world-class golf courses, spa facilities, and exclusive ambiance, offering residents a taste of the extraordinary right on their doorstep. You are also within easy reach of the glamorous Puerto Banús, Marbella's vibrant social hub, and Málaga International Airport, ensuring excellent connectivity.

This generous 1,140 m² plot is thoughtfully designed to accommodate a magnificent bespoke residence. With a designated buildable area of 260 m², there is ample space to create a substantial luxury villa, complete with expansive living areas, multiple bedrooms, state-of-the-art facilities, and beautifully landscaped gardens. The architectural possibilities are endless, allowing you to craft a home that perfectly reflects your personal style and preferences, all while maximizing the breathtaking sea and golf views. Picture infinity pools overlooking the horizon, terraces ideal for al fresco dining, and meticulously designed interiors that capitalize on the abundant natural light of the Andalusian sun. This is an invitation to manifest your architectural vision in a truly idyllic setting.

A Strategic Investment Opportunity in a High-Growth Area

What truly distinguishes this offering, making it a compelling investment, is its unique developmental context. The plot is part of a meticulously planned, albeit currently paused, golf course project. This status presents a significant advantage: while the grand vision is established, the final stages of infrastructure development are still underway. Importantly, the parcels are already clearly divided and registered, providing legal certainty and a defined scope. Crucially, the essential sewage infrastructure is already in place, simplifying future construction.

The current state — with streets not yet paved and water/electricity connections pending — is precisely what allows for an exceptionally competitive price point. This isn't a drawback; it's a strategic opportunity for the astute investor or future homeowner. It translates into a lower initial acquisition cost, offering considerable flexibility and negotiation room that would be virtually non-existent for a fully developed plot in such a prime location. This 'early-bird' access allows you to secure a premium asset at a value that promises substantial appreciation as the surrounding area matures and infrastructure completes. For savvy buyers, this represents an intelligent move into the thriving luxury real estate market of Southern Spain, guaranteeing a solid return on investment.

Build Your Dream in Paradise

Seize this rare and exceptional chance to invest in prime coastal real estate with limitless potential. This is more than just purchasing land; it’s acquiring a lifestyle – one defined by luxury, tranquility, and the unparalleled beauty of the Costa del Sol. Whether you envision a permanent residence, a luxurious holiday retreat, or a strategic asset in a booming property market, this plot in Cancelada offers an unbeatable foundation. The thriving luxury real estate market in Southern Spain, particularly in

sought-after areas like Estepona, ensures that investments of this calibre are highly desirable and continue to grow in value. Don't miss this opportunity to build your bespoke dream home in paradise at a truly negotiable value. Contact Luxury Realty today to discuss this remarkable offering and unlock the potential of your future in Estepona's most exclusive enclave. Our team is ready to guide you through every step of this exciting journey.

Details

Reference	R5150842	Property Type	Land
Status	Sale	Price	475,000 €
Bedrooms	by request	Bathrooms	by request
Build size	1,140 m²	Plot Size	1,140 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Private garden, Investment