+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

400,000 €

REFERENCE R5153095

Unveiling Your Mediterranean Dream: A Premium Residential Plot in Estepona West, Southern Spain

398 m²

BUILT

1,657 m²

PLOT













Description

Discover an extraordinary opportunity to craft your bespoke luxury residence on a magnificent residential plot, perfectly situated within the highly sought-after Valle Romano area of Estepona West. This prime piece of land is more than just a plot; it's the foundation for a lifestyle defined by elegance, tranquility, and the unparalleled beauty of the Costa del Sol. For the discerning buyer seeking to invest in a truly exceptional location, this offering from Luxury Realty represents an unmissable chance to create a personal haven amidst the captivating landscapes of Southern Spain.

Property Highlights: Your Canvas for Luxury Living

This exquisite plot promises an idyllic setting for your future home, blending serene natural surroundings with convenient access to world-class amenities. Envision waking up to breathtaking vistas and enjoying the Mediterranean climate from your custom-built villa.

- **Exclusive Residential Enclave:** Nestled within a peaceful, prestigious neighbourhood, this plot is surrounded by lush nature and benefits from the immediate proximity of two established 18-hole championship golf courses. This tranquil setting ensures privacy and a serene backdrop for your daily life.

- **Panoramic Vistas:** From the elevated vantage point of your future villa's first floor, anticipate commanding partial views that sweep across the verdant countryside, over the immaculate golf fairways, and towards the glistening expanse of the Mediterranean Sea – a truly captivating panorama.

- **Generous Proportions for Bespoke Design:** Offering a substantial size, this plot provides the ideal canvas upon which to design and construct your ultimate dream home, allowing for expansive living spaces, lush gardens, and luxurious outdoor amenities tailored precisely to your desires.

- **Discerning Investment Opportunity:** Positioned in a rapidly growing and increasingly desirable residential area of Estepona, this plot represents a shrewd investment. The region's consistent development and rising appeal guarantee significant future potential for appreciation, making it a valuable asset in Southern Spain's luxury property market.

- **Modern Infrastructure & Thoughtful Development:** Benefit from contemporary infrastructure and thoughtfully designed, low-density developments that preserve the area's natural charm and ensure a high quality of life, complementing the luxury ethos of your future villa.

- **Effortless Access to Lifestyle Amenities:** Conveniently located, the plot is just a short, picturesque drive from an array of essential amenities, including vibrant commercial centres, gourmet restaurants, and pristine beaches, ensuring every convenience is within easy reach.

The Location: Estepona – A Jewel of the Costa del Sol, Southern Spain

Estepona, often referred to as the 'Garden of the Costa del Sol', offers an exceptional quality of life, blending traditional Andalusian charm with modern sophistication. This prime location is strategically positioned to offer the very best of this coveted region.

Your dream home will be gracefully situated between two magnificent 18-hole golf courses: Valle Romano and Azata Golf. Both renowned courses feature state-of-the-art clubhouses, each boasting a delightful restaurant and bar, a well-appointed pro-shop, and comprehensive practice areas. This proximity offers an exclusive golfing lifestyle right on your doorstep, ideal for enthusiasts

and those who appreciate the serene beauty of the fairways.

For those seeking unparalleled luxury and fine dining, the exclusive Finca Cortesin hotel, globally recognized for its excellence, is merely a 10-minute drive away. Indulge in exquisite culinary experiences, enjoy a round on their prestigious golf course, or unwind at their fantastic beach club, all within easy reach of your future residence.

The plot benefits from excellent connectivity to Estepona city centre, a vibrant hub brimming with character. Explore its charming marina, wander through bustling commercial areas, and discover a plethora of supermarkets and gourmet restaurants. Estepona itself, located in the heart of Southern Spain, is celebrated for its beautiful flower-filled streets, traditional squares, and a welcoming atmosphere that captivates both residents and visitors alike.

Furthermore, the sun-kissed beaches of the Costa del Sol are just moments away, offering endless opportunities for relaxation and water sports. Complementing this idyllic setting are comprehensive local amenities, including a modern hospital, ensuring both leisure and peace of mind for you and your family.

The Plot: Your Blank Canvas for Architectural Excellence

This is a rare opportunity to acquire a prime residential plot situated within a quiet and prestigious neighbourhood, surrounded by the green expanses of two renowned golf resorts. It is the perfect foundation for a truly bespoke luxury villa.

Boasting an enviable south-west to east orientation, this plot is bathed in abundant natural light throughout the day, ensuring sun-drenched interiors and magnificent outdoor living spaces, perfect for enjoying the glorious Southern Spanish climate.

All essential utilities are meticulously in place, including water, electricity, sewage connections, and efficient street lighting, providing a seamless and immediate start to your construction project.

This expansive plot, spanning an impressive 1,657m², offers an unparalleled canvas for the creation of your bespoke luxury villa. You have the generous scope to build a substantial residence of up to 398m², representing a comfortable 24% of the total plot size. Envision a magnificent two-level villa, with the potential for an additional subterranean level, reaching a maximum height of 7 meters from street level, allowing for architectural grandeur and impressive views.

Designed with privacy and spaciousness in mind, your future residence will enjoy generous setbacks of at least 3 meters from all neighbouring boundaries and a further 3 meters from the street frontage, ensuring ample space for lush landscaping and outdoor amenities. The plot presents an impressive 32-meter frontage on the street side, gracefully expanding to a magnificent 52 meters at the rear garden boundary, offering extensive possibilities for a private oasis.

Please note: The renders of the villa provided are conceptual project proposals by the owner for this building plot and are intended for illustrative purposes only, to spark your imagination regarding the potential of this exceptional site.

Details

Reference	R5153095	Property Type	Land
Status	Sale	Price	400,000 €
Bedrooms	by request	Bathrooms	by request
Build size	398 m²	Plot Size	1,657 m²
Terrace	–	Parking places	by request

Features

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella