

ESTEPONA

1,300,000 €

REFERENCE R5155945

Prime Investment Opportunity: Luxury Apartment Development Plot with License in Estepona, Southern Spain

85 m²

PLOT













Description

Luxury Realty is proud to present an extraordinary investment opportunity in the heart of Estepona, one of the most coveted destinations on Spain's sun-drenched Costa del Sol. This isn't just a plot of land; it's a shovel-ready project, meticulously planned and legally primed for the immediate construction of a six-story luxury apartment building. With a coveted building license already in place, this offering dramatically reduces typical development timelines and uncertainties, positioning it as an unparalleled prospect for discerning investors and developers seeking a high-yield venture in a booming market.

Unrivaled Location in Estepona's Vibrant Heart

Nestled in the vibrant centre of Estepona, known affectionately as the "Garden of the Costa del Sol," this prime plot boasts a location that truly defines convenience and luxury coastal living. Estepona has transformed into a sophisticated and charming town, retaining its authentic Andalusian character while embracing modernity, offering an exquisite blend of traditional Spanish charm, pristine beaches, and world-class amenities. Its allure stems from its picturesque old town, adorned with vibrant flowers, cobbled streets, and lively squares, alongside its state-of-the-art marina and extensive promenade.

The strategic positioning of this plot, merely second line from the beach, ensures residents will enjoy swift access to the Mediterranean's golden sands and tranquil waters. The immediate proximity to Estepona's bustling harbour further enhances its appeal, offering an array of fine dining restaurants, chic cafes, and vibrant leisure options, all within a leisurely stroll. Furthermore, the property is centrally located, meaning all essential services, boutique shops, and cultural attractions of Estepona are literally on your doorstep, ensuring a lifestyle of unparalleled ease and enjoyment for future residents. This sought-after address guarantees strong rental demand and capital appreciation, making it a cornerstone for a successful investment.

A Vision of Modern Coastal Luxury Awaits

The proposed development outlines an impressive six-story building designed to host six exclusive apartments, each spanning a generous 85 square meters. This size provides ample space for sophisticated open-plan living, two spacious bedrooms, and two bathrooms, catering perfectly to both holiday rentals and permanent residents seeking comfort and style. The design emphasizes contemporary aesthetics, integrating seamlessly with the modern luxury standards expected in Estepona's evolving real estate landscape.

A true jewel in this development's crown is the spectacular rooftop terrace, envisioned as an exclusive communal oasis. This expansive area will feature a magnificent swimming pool, offering a serene escape and a prime spot for relaxation under the Spanish sun. From this elevated vantage point, residents will be treated to breathtaking panoramic views that encompass the sparkling Mediterranean Sea, the majestic Sierra Bermeja mountains, and the charming rooftops of Estepona town. This luxurious amenity not only elevates the living experience but also significantly enhances the property's market value and desirability, promising an exceptional lifestyle for those who will call it home.

Adding to the allure, the top-floor apartment is specifically designed to maximize its privileged position, offering direct and unobstructed sea views. This premium feature will undoubtedly make it the most coveted unit within the development, guaranteeing exceptional demand and potentially higher rental yields or resale value. Each apartment, regardless of floor, holds the promise of becoming a bespoke haven, allowing for high-end finishes and personalized interiors that cater to the refined tastes of discerning buyers or renters.

Turnkey Development: License, Plans, and Innovation in Place

One of the most compelling aspects of this opportunity is its turnkey nature. The laborious and often time-consuming process of obtaining planning permissions and building licenses has already been successfully navigated. A full building license is firmly in place, meaning construction can commence almost immediately upon acquisition. This unparalleled readiness significantly de-risks the investment and accelerates the path to revenue generation, saving months, if not years, of administrative hurdles

and associated costs.

The project boasts a substantial total buildable area of 521 square meters, optimally utilized across the six proposed apartments and communal areas, including the luxurious rooftop amenities. Furthermore, all necessary architectural plans, detailed designs, and comprehensive engineering calculations are not only complete but also readily available upon request. This level of preparedness offers complete transparency and allows potential investors to fully evaluate the project's scope, specifications, and financial projections with confidence and precision.

For those keen on embracing modern construction methodologies, there is an attractive option to construct the building using advanced Sismo-systems. These innovative modular building systems are renowned for their efficiency, superior thermal and acoustic insulation properties, and speed of construction. Opting for Sismo-systems can result in reduced build times, enhanced energy performance, and a higher quality finish, contributing to a more sustainable and cost-effective development, which is increasingly appealing to environmentally conscious buyers and investors.

Strategic Investment for Discerning Buyers

This property represents an ideal acquisition for an investor or developer aiming to capitalize on Estepona’s robust and flourishing real estate market. The town continues to attract a diverse international clientele, from those seeking a permanent residence in the sun to holidaymakers looking for luxury rental accommodation. The demand for modern, well-located apartments with high-end amenities like a rooftop pool and sea views far outstrips supply, guaranteeing a strong return on investment, whether through capital appreciation upon resale or consistent rental income.

The flexibility inherent in this project is another significant advantage. Upon completion, the investor can choose to sell off individual units, creating immediate capital returns, or retain the entire building as a highly lucrative rental portfolio. Alternatively, for a truly grand vision, the completed structure could even be transformed into an magnificent private residence or a sophisticated family compound, offering unparalleled privacy and luxury in a prime coastal setting. This rare opportunity to acquire a fully licensed, meticulously planned development project in such a desirable location should not be overlooked by those poised to make a significant impact in the luxury property market.

Property at a Glance:

- **Location:** Estepona Centre, Second Line Beach, Close to Harbour, Southern Spain
- **Development:** Plot with Building License for a 6-Story Apartment Building
- **Units:** 6 Luxury Apartments (85m² each)
- **Amenities:** Exclusive Rooftop Terrace with Swimming Pool
- **Views:** Top Floor Boasts Direct Sea Views
- **Buildable Area:** 521m² Total
- **Project Status:** Building License, Comprehensive Plans, Design, and Calculations Ready
- **Construction Option:** Utilize Advanced Sismo-systems for Efficiency and Quality
- **Investment Type:** Ideal for Investor/Developer Seeking High Returns

Details

Reference	R5155945	Property Type	Land
Status	Sale	Price	1,300,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	85 m²
Terrace	–	Parking places	by request