

ESTEPONA

419,000 €

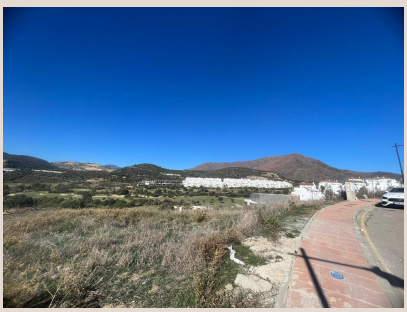
REFERENCE R5309926

An Exquisite Canvas: Prime Development Plot with Panoramic Views in Valleromano, Estepona

895 m²

PLOT





Description

Nestled within the esteemed Valleromano area, this magnificent building plot presents an unparalleled opportunity for the discerning investor or homeowner seeking to create their bespoke luxury residence. Located in Estepona, a jewel of the Costa del Sol in the sun-drenched south of Spain, this exceptional parcel of land offers more than just space; it offers a lifestyle defined by breathtaking beauty and serene sophistication. Estepona, affectionately known as "The Garden of the Costa del Sol," has gracefully evolved into one of the most desirable destinations, blending authentic Andalusian charm with modern amenities and an enviable quality of life. This particular plot, situated on Calle Niguaraqua, benefits from a privileged, elevated position, guaranteeing an awe-inspiring visual spectacle that sets the stage for a truly extraordinary architectural masterpiece. Here, the promise of Mediterranean living reaches its zenith, offering a peaceful retreat without sacrificing access to the vibrant pulse of coastal life.

Spanning a generous 890 square meters, this substantial plot provides ample dimensions to realize an ambitious architectural vision. A highly favorable building permit allows for construction up to 25% of the plot's area, complemented by an expansive basement level. This translates into the potential for a magnificent luxury villa boasting considerable living space, perfectly tailored for spacious interiors, multiple terraces, and an infinity pool merging seamlessly with the horizon. From this commanding position, residents will be treated to truly extraordinary panoramic vistas: the meticulously manicured greens of the adjacent golf course, the shimmering, azure expanse of the Mediterranean Sea, the majestic mountains rising proudly, and the legendary Rock of Gibraltar standing sentinel on the horizon. These are not merely views; they are living art, constantly evolving with the changing light from dramatic sunrises to glorious sunsets, making every moment at home a picturesque experience.

Investing in this prime plot means acquiring with complete peace of mind. All essential infrastructure is meticulously in place; critical services such as water and electricity connections are readily available directly to the plot, eliminating common logistical hurdles and ensuring construction can commence without delay. Furthermore, all necessary legal documentation is fully in order and up-to-date, guaranteeing a secure and transparent acquisition process. Adding immense value and convenience, this exceptional plot also comes with a meticulously conceived architectural project already in place. This ready-to-use design offers an invaluable head start for those looking to accelerate the creation of their dream home. Whether adopting the existing plans or using them as an inspiring foundation for bespoke modifications, this pre-approved project significantly streamlines the design and planning phases, potentially saving the new owner months, if not years, in the development timeline. This forward-thinking inclusion ensures your journey from acquisition to custom-built villa is efficient and enjoyable.

Estepona, strategically situated on the western Costa del Sol, is celebrated for its authentic charm and sophisticated atmosphere. Its beautifully preserved old town, vibrant marina, exquisite fine dining, pristine blue-flag beaches, and an array of leisure activities including world-class golf courses, equestrian centers, and mountain trails, define its strong appeal. Excellent connectivity means that vibrant Marbella and glamorous Puerto Banús are just a short drive away, offering upscale shopping and exclusive entertainment. Malaga International Airport is also conveniently accessible, ensuring easy connections to major European cities. This prime plot in Valleromano is more than just land; it represents a tangible investment in an unparalleled lifestyle and a secure future. The combination of its generous size, advantageous building permit, ready infrastructure, and the inclusion of a pre-existing project makes it an exceptionally rare and desirable offering in Estepona's luxury real estate market. Properties with such expansive, unobstructed views and significant development potential are becoming increasingly scarce. For those who envision a life of serenity, luxury, and breathtaking natural beauty, this plot offers the perfect foundation to build a legacy in one of Spain’s most sought-after coastal regions. Luxury Realty proudly presents this extraordinary chance to craft your bespoke sanctuary in a location that truly has it all.

Details

Reference	R5309926	Property Type	Land
Status	Sale	Price	419,000 €
Bedrooms	by request	Bathrooms	by request

Build size	–	Plot Size	895 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views