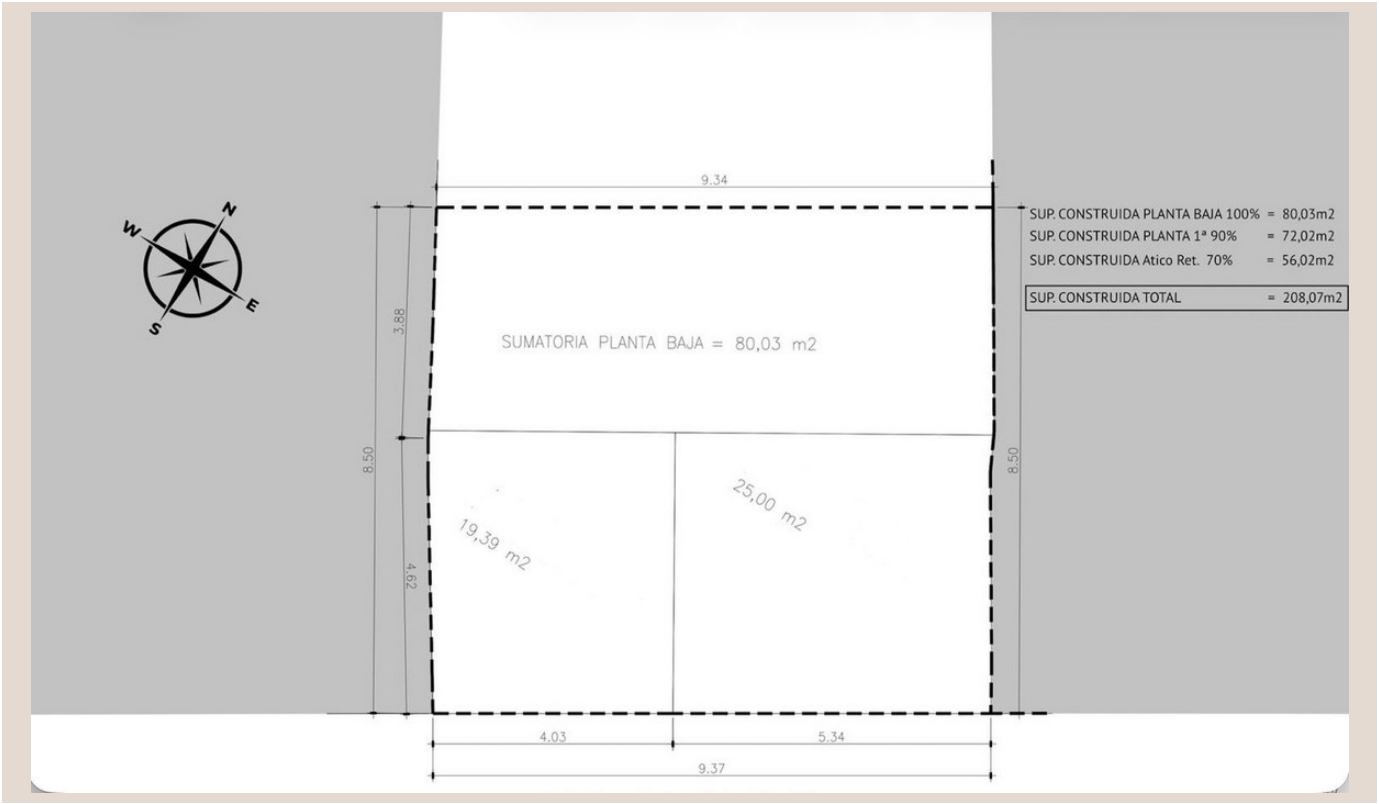


ESTEPONA

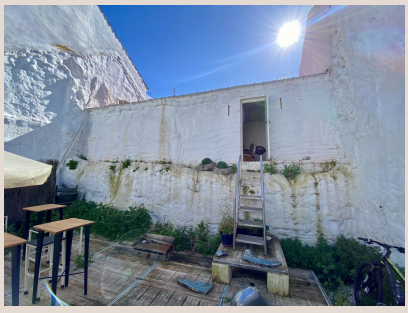
350,000 €

REFERENCE R5317642

An Unprecedented Development Canvas in Estepona's Historic Heart

80 m²

PLOT





Description

Luxury Realty is proud to present an exceptionally rare and highly coveted development opportunity nestled within the enchanting, cobbled embrace of Estepona's historic centre. This is not merely a plot of land; it is a blank canvas for architectural distinction, positioned on one of the most desirable residential streets, promising an unparalleled lifestyle in a truly authentic Spanish setting.

Estepona, often celebrated as the "Garden of the Costa del Sol," is a jewel in Southern Spain, renowned for its beautifully preserved Old Town, vibrant floral displays, and authentic Andalusian charm. From its sun-drenched beaches to its bustling marinas and world-class golf courses, Estepona offers a sophisticated blend of traditional culture and modern luxury. This commitment to aesthetic beauty and a high quality of life makes it a prime location for those seeking an idyllic Mediterranean existence, with this parcel lying at the pulsating heart of its allure.

The property in question extends to an approximate 80m², yet its true distinction lies in its generous frontage of nearly 10 metres. This dimension is an extraordinary advantage within the tightly woven urban fabric of the Old Town, where narrow plots are the norm. Such an expansive width unlocks a realm of architectural possibilities, enabling the creation of a far more balanced, grand, and aesthetically expressive façade than typically afforded in this prestigious locale. This unparalleled width provides the foundational freedom to craft a truly bespoke masterpiece, allowing for larger windows, more intricate detailing, and a commanding street presence that will undoubtedly set your future residence apart.

Planning parameters for this exceptional site are robust and clearly defined, allowing for substantial construction tailored to modern luxury living. The approved buildable areas include an approximate 80m² on the ground floor, a spacious 72m² on the first floor, and a versatile 56m² attic level. This provides an impressive 208m² of above-ground living space. Furthermore, the potential exists – subject to final technical design and excavation feasibility – to incorporate a circa 40m² basement. This valuable addition could serve as a private garage, a state-of-the-art home cinema, a wellness area, or additional living quarters, culminating in a magnificent total built area of approximately 248m². Such generous proportions are rarely found in Estepona's historic core, offering ample scope for expansive, luxurious interiors.

A genuine highlight of this remarkable plot is its coveted south-facing orientation. In the charming, yet sometimes densely packed, environment of the Old Town, natural light is a precious commodity. This orientation guarantees an abundance of glorious Mediterranean sunshine throughout the day, ensuring bright, airy, and inviting interiors that connect seamlessly with the outdoor environment. Beyond the sheer pleasure of natural illumination, a south-facing aspect offers practical benefits, contributing to energy efficiency and the overall wellbeing of its occupants. It provides the perfect conditions for a rooftop terrace or balcony that basks in the sun, ideal for alfresco dining, relaxation, or simply soaking in the vibrant atmosphere.

The strategic location of this development parcel offers the best of both worlds: the serenity of a residential street combined with immediate access to Estepona's vibrant lifestyle. Positioned just moments from some of Estepona's most beautiful and celebrated plazas, residents will find themselves immersed in local culture. Within comfortable walking distance, one can discover an array of gourmet restaurants, chic boutiques, traditional tapas bars, and all essential amenities. The pristine beachfront, with its inviting sands and the sparkling Mediterranean Sea, is also just a leisurely stroll away. This enviable setting ensures privacy and tranquility while placing the captivating vibrancy of town living directly at your fingertips, allowing for an effortless blend of relaxation and engagement.

Opportunities of this calibre are genuinely finite. The historic centre of Estepona possesses a fixed urban footprint, and development parcels of such meaningful width and exceptional location seldom, if ever, become available on the open market. This represents a singular chance to acquire a premium asset in a locale where supply is inherently limited and demand is consistently high. For the private buyer, this is an unparalleled invitation to collaborate with visionary architects and craft a truly bespoke residence, meticulously designed to individual specifications, creating a legacy home in a prime, unrepeatable location. For the discerning investor or developer, this plot offers a compelling proposition to deliver an exquisite, high-quality end product that will command premium market value in one of the Costa del Sol's most authentic, sought-after, and rapidly appreciating urban settings. Seize this moment to create something extraordinary.

Details

Reference	R5317642	Property Type	Land
Status	Sale	Price	350,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	80 m²
Terrace	–	Parking places	by request

Features