

ESTEPONA

498,000 €

REFERENCE R5378320

Exclusive Licensed Plot with Approved Project: Your Luxury Villa Awaits in Estepona, Southern Spain

640 m²

BUILT

1,237 m²

PLOT













Description

Luxury Realty proudly presents an unparalleled opportunity to acquire a prime, ready-to-build plot with an approved license and a stunning architectural project in the highly sought-after La Resina Golf area of Estepona, Southern Spain. This exceptional offering eliminates the typical complexities and delays associated with new constructions, presenting a truly shovel-ready venture for discerning buyers and astute investors alike. Imagine immediately commencing the construction of your dream home, a contemporary masterpiece designed to capture the essence of luxury living on the sun-drenched Costa del Sol.

Nestled overlooking the immaculate fairways of La Resina Golf Course, this magnificent flat plot spans an impressive 1,237 m². It comes complete with a recently approved and fully paid building license, alongside an exquisitely detailed project designed by one of Spain's most acclaimed architects. The vision for this property is nothing short of spectacular: a modern villa boasting a generous total built area of 640 m², comprising 371.10 m² above ground level and an additional 269.10 m² below. This allows for expansive living spaces, dedicated entertainment zones, and ample utility areas.

The proposed residence is meticulously planned to offer breathtaking panoramic sea views from its first floor, ensuring that the azure expanse of the Mediterranean is a constant backdrop to your luxurious lifestyle. Future residents will delight in a magnificent infinity-edge swimming pool, seamlessly blending with the surrounding landscape and providing a private oasis for relaxation and entertainment. Thoughtful design extends to practicalities, with ample parking for several cars integrated into the property's layout. The inclusion of a beautifully crafted natural stone retaining wall not only adds distinctive character and aesthetic appeal but also ensures enhanced privacy, harmoniously integrating the estate with its verdant environment.

This is not merely a plot of land; it is a meticulously planned venture with substantial financial upside. With a projected value upon completion of approximately €2.8 million, this offering represents an exceptional investment opportunity, promising an estimated Return on Investment (ROI) of €800,000. All necessary guarantees are firmly in place, empowering you to commence construction almost immediately. Whether your ambition is to create an ultimate family home tailored to your exact specifications or to develop a high-value property for resale within Estepona's thriving luxury market, this plot provides the perfect foundation.

The strategic location of this plot is second to none. Estepona, situated in the heart of Southern Spain's glorious Costa del Sol, is affectionately known as the 'Garden of the Costa del Sol'. It offers a perfect equilibrium of traditional Andalusian charm and modern, cosmopolitan living. Its beautiful 'Old Town' with vibrant flower-filled streets, pristine beaches, and a bustling marina, provides an idyllic backdrop for a luxurious lifestyle. This prime position ensures year-round sunshine, a rich cultural tapestry, and access to an array of recreational activities.

The property is specifically situated within the highly sought-after La Resina Golf & Country Club, a boutique 9-hole course celebrated for its lush landscaping, immaculate greens, and relaxed, exclusive atmosphere. Nestled within the prestigious New Golden Mile, the club offers scenic views that sweep across the Mediterranean Sea to the distant mountains, presenting a picturesque setting for golfers of all skill levels. The course itself combines a challenging yet rewarding play experience with beautifully maintained fairways and engaging water features. Beyond the greens, the club features a welcoming clubhouse and state-of-the-art practice facilities, solidifying its reputation as a preferred destination for both locals and international visitors seeking a quality, casual golfing experience on the Costa del Sol. The convenience of having the golf clubhouse literally at the end of the road enhances the appeal of this location significantly.

Connectivity is a key highlight of this "super location." The vibrant town center of Estepona is a mere 10-minute drive away, offering a wealth of dining, shopping, and cultural experiences. The glamorous Puerto Banús, renowned for its luxury boutiques, superyachts, and lively nightlife, is reachable in just 14 minutes. Families will appreciate the convenience of Atlas American College being within walking distance. Furthermore, the golden sands of the beach are a short 5-minute drive, while essential amenities such as cafes, padel courts, and various restaurants are all within easy walking distance, ensuring an effortless and convenient lifestyle. This distinguished address is surrounded by other opulent villas, with selling prices regularly exceeding €2.5 million, guaranteeing a distinguished and exclusive neighbourhood. This truly is a super opportunity with immense potential to create the family home of your dreams, or indeed, an amazing investment for a discerning developer.

Details

Reference	R5378320	Property Type	Land
Status	Sale	Price	498,000 €
Bedrooms	by request	Bathrooms	by request
Build size	640 m²	Plot Size	1,237 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Parking, Resale