

CANCELADA

650,000 €

REFERENCE R5527507

An Exclusive Canvas for Your Dream Villa: Prime Building Plot in Cancelada, Estepona – A Southern Spain Gem

330 m²

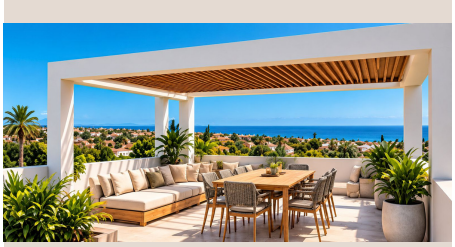
BUILT

1,118 m²

PLOT











ILLUSTRATIVE BASEMENT CONCEPT

Potential layout and uses subject to architectural review and necessary approvals.



Description

Luxury Realty is delighted to present an unparalleled opportunity to acquire a truly exceptional building plot in the highly sought-after enclave of Cancelada, Estepona. This generous, south-facing residential parcel offers the discerning buyer a magnificent blank canvas upon which to create a bespoke luxury residence, perfectly tailored to their unique vision of coastal living on Spain's illustrious Costa del Sol.

Priced at €650,000, this expansive plot spans an impressive 1,118 m², providing ample space for a substantial and sophisticated villa. With an approximate buildability of 330 m²*, excluding basements and terraces, the potential for architectural grandeur is immense. Nestled within an established and highly desirable residential neighbourhood, this plot is surrounded by contemporary luxury villas, ensuring an attractive and upscale environment for your future home.

A Vision Awaiting Realisation: Flexibility in Design

For those seeking inspiration and a head start on their project, architectural plans are readily available. These meticulously designed plans envision a stunning contemporary villa, featuring all the hallmarks of modern luxury: a private swimming pool, expansive sun-drenched terraces perfect for al fresco entertaining, a versatile basement level, and a magnificent rooftop solarium. This proposed design capitalises on the plot's orientation, ensuring optimal light and the potential for breathtaking vistas.

It is important to note that a building licence for this specific project was previously granted but has since expired. Prospective purchasers wishing to proceed with these existing, high-quality plans would need to engage with local authorities to confirm the current requirements and secure the necessary updated approvals. Our team at Luxury Realty can provide guidance and connect you with local experts to navigate this process seamlessly.

Alternatively, the true allure of this plot lies in the freedom it offers for complete customisation. For those with a distinct architectural vision, this land provides the perfect foundation to explore and implement your own villa design. Subject to applicable planning regulations and approvals, you have the rare opportunity to craft a residence that is a true reflection of your personal style and preferences, limited only by imagination.

Location, Location, Location: The Allure of Cancelada and the Costa del Sol

This prime building plot boasts a truly enviable location within Cancelada, a charming and authentic village renowned for its relaxed atmosphere and excellent amenities. Imagine the convenience of being within walking distance of the village centre, where you can explore quaint local restaurants, independent shops, and all essential services. Furthermore, the beautiful, sun-kissed beaches of the Costa del Sol are just a short stroll away, offering endless opportunities for relaxation and recreation.

Cancelada's strategic position in Estepona, a vibrant municipality in Southern Spain often referred to as the "Garden of the Costa del Sol," ensures a lifestyle of both tranquility and connectivity. Estepona itself is celebrated for its beautifully renovated old town, its bustling marina, exquisite gastronomic scene, and numerous golf courses. From your future home, you are approximately a mere 10 minutes’ drive from the heart of Estepona, and just 15 minutes from the glamour and sophistication of Marbella and the iconic Puerto Banús. This makes the plot not just a place to live, but a gateway to the very best that the Costa del Sol has to offer.

The Costa del Sol, situated in the sun-drenched region of Andalusia, Southern Spain, is globally renowned for its exceptional climate, stunning natural beauty, and a lifestyle that blends traditional Spanish charm with modern European luxury. It attracts an international community, drawn by its world-class golf courses, pristine beaches, vibrant cultural scene, and excellent infrastructure, including easy access to Malaga International Airport.

Key Features & Investment Appeal

- **Premier South-Facing Orientation:** Maximises natural light throughout the day and offers optimal conditions for a private swimming pool and outdoor living spaces.
- **Generous Plot Size:** An impressive 1,118 m² providing ample scope for a substantial luxury villa, lush gardens, and expansive recreational areas.
- **Significant Buildability:** Approximately 330 m²*, allowing for a grand residence of considerable scale and design.
- **Existing Architectural Vision:** Benefit from readily available contemporary villa plans, including a private pool, terraces, basement, and rooftop solarium.
- **Expired Building Licence:** Provides a valuable blueprint for development, with a clear path to re-securing necessary approvals.
- **Unverified Sea Views:** The potential for captivating sea views from upper levels and the solarium, subject to on-site verification, adding immense value and appeal.
- **Unbeatable Connectivity:** Within walking distance to Cancelada village amenities and the beach, and just a short drive to the bustling hubs of Estepona and Marbella.
- **Prime Investment Opportunity:** An appealing prospect for both private buyers aspiring to create their bespoke dream home and astute investors looking to capitalise on the enduring demand for luxury properties in a prime Costa del Sol location.

This is more than just a plot of land; it is an invitation to craft an exclusive lifestyle on one of Europe's most coveted coastlines. The opportunity to design and build a truly unique home in such a prestigious and convenient location in Southern Spain is exceptionally rare.

Important Considerations

**Buildability is indicative and understood to exclude basements and terraces. The permitted floor area and treatment of these spaces must be confirmed with an architect and the relevant planning authority. Villa renders and proposed layouts are illustrative and subject to confirmation. Luxury Realty encourages all prospective buyers to conduct their own due diligence with professional advisors.*

Details

Reference	R5527507	Property Type	Land
Status	Sale	Price	650,000 €
Bedrooms	by request	Bathrooms	by request
Build size	330 m²	Plot Size	1,118 m²
Terrace	–	Parking places	by request

Features

Pool, Sea views, Private garden, Investment