+34 604 489 646
info@luxury-realty.com
luxury-realty.com



EL PARAISO

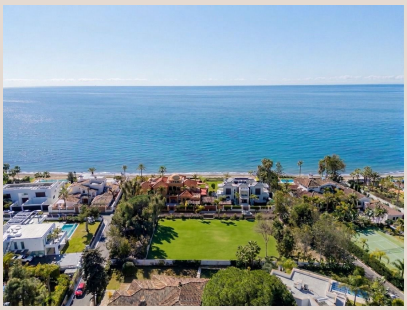
1,200,000 €

REFERENCE R5533462

An Unparalleled Opportunity: Prime Second-Line Beach Plot in El Paraíso Barronal, Southern Spain

1,000 m²

PLOT







Description

Luxury Realty is proud to present an exceptional investment opportunity in one of the most coveted enclaves of the Costa del Sol. Nestled within the prestigious El Paraíso Barronal, a jewel in Estepona East, this prime second-line beach plot offers the discerning buyer the canvas upon which to create an extraordinary bespoke residence. Imagine waking to the gentle sea breeze, with the Mediterranean just a leisurely stroll away, in a location that perfectly blends serene exclusivity with unparalleled convenience. This is more than just land; it is the foundation for a dream lifestyle in Southern Spain.

Discover El Paraíso Barronal: A Prestigious Address on the Costa del Sol

El Paraíso Barronal stands as a testament to refined living on the sun-drenched shores of Southern Spain. Renowned for its tranquil ambiance and lush, mature landscapes, this established residential area is a sanctuary of peace and privacy. Here, elegant villas are discreetly set amidst verdant Mediterranean vegetation, creating an exclusive atmosphere that attracts those who seek both luxury and tranquility. The area benefits from its strategic position, offering the best of both worlds: the peaceful seclusion of a high-end residential community, coupled with immediate access to the vibrant life of the Costa del Sol. This particular plot enjoys a privileged south-facing orientation, ensuring abundant natural light throughout the day and offering the perfect conditions for sun-ddrenched outdoor living.

The allure of El Paraíso Barronal lies not only in its beauty but also in its community. It is a place where discerning individuals build their dream homes, surrounded by like-minded neighbours, fostering an environment of sophistication and calm. The proximity to the shimmering Mediterranean Sea, just a few steps from your future doorstep, adds an undeniable layer of appeal, promising endless days of coastal enjoyment, from morning walks along the shore to breathtaking sunsets over the water.

The Canvas for Your Vision: A Generous 1,000 m2 Plot

Spanning a generous 1,000 square meters, this south-facing plot is perfectly proportioned for the creation of a substantial luxury villa. Its prime position within El Paraíso Barronal ensures a peaceful setting, surrounded by the architectural elegance of neighbouring properties and the natural beauty of mature gardens. The land itself is flat and easily buildable, presenting an ideal foundation for a seamless construction process. This is a rare find in such a sought-after location, offering ample space to design a residence that prioritizes privacy, comfort, and aesthetic appeal.

The existing project for a bespoke detached villa provides an exceptional starting point, offering a vision for a contemporary residence that harmonizes with its surroundings. This thoughtful design anticipates spacious, light-filled interiors that flow effortlessly into expansive outdoor living areas. Imagine meticulously landscaped gardens, a shimmering private swimming pool, and generous terraces perfect for al fresco dining, entertaining, or simply unwinding under the Spanish sun. The potential here is immense, allowing for a truly personalized home that reflects your unique taste and lifestyle aspirations, all while maximizing the glorious Costa del Sol climate.

Unlocking Potential: Design and Development Parameters

The plot comes with favorable planning regulations that empower the creation of a truly magnificent home. With a buildability coefficient of 0.20, you have the scope to construct a substantial property, ensuring ample living space for comfort and luxury. Furthermore, a maximum plot occupancy of 25% guarantees that your future villa will be surrounded by generous green spaces, offering privacy and a sense of expansive tranquility. These parameters provide exciting possibilities for architectural innovation, allowing for a stylish home that seamlessly combines modern design principles with the practicalities of a private, beachside residence.

This allows for the integration of cutting-edge contemporary architecture, expansive glass elements to invite natural light, and intelligent layouts designed for both grand entertaining and intimate family living. The freedom to design within these generous limits means you can incorporate features such as a home cinema, a state-of-the-art gym, a dedicated office space, or a luxurious spa area, all tailored to your desires. The emphasis is on creating a home that is not only visually stunning but also

supremely functional and deeply connected to its beautiful Mediterranean environment.

An Enviable Lifestyle at Your Doorstep

The strategic location of this plot in El Paraíso Barronal ensures an enviable lifestyle. Beyond the immediate proximity to the sea, residents benefit from effortless access to a wealth of world-class amenities. Golf enthusiasts will rejoice with numerous championship courses just minutes away, offering endless opportunities to perfect their swing under the Spanish sun. The gastronomic scene is vibrant and diverse, with an array of exquisite restaurants, charming chiringuitos, and bustling cafes catering to every palate.

Families will appreciate the convenience of several prestigious international schools nearby, ensuring top-tier education options. Furthermore, the plot offers superb connectivity to the bustling towns of Estepona and the glamorous Marbella, both renowned for their upscale boutiques, vibrant nightlife, and cultural attractions. Whether you seek serene beach days, exhilarating rounds of golf, gourmet dining experiences, or sophisticated urban adventures, everything is within easy reach from this prime location. This is an opportunity to embrace the quintessential Costa del Sol lifestyle, where every day feels like a holiday.

A Sound Investment in Luxury Real Estate

This is more than just a purchase; it is an astute investment in one of Europe's most sought-after luxury real estate markets. Plots of this caliber, in a prime second-line beach location within an established and prestigious community like El Paraíso Barronal, are increasingly rare. The opportunity to develop a bespoke luxury villa here represents significant potential for capital appreciation and offers an unparalleled lifestyle. For those seeking to establish a permanent residence, a luxurious holiday home, or a valuable asset in a stable market, this plot presents an irresistible proposition.

Important Information Regarding Purchase Costs

For transparency and clarity, prospective buyers should note the estimated costs associated with the acquisition of this exceptional plot. As the seller is a company and the property is a building plot, the purchase is subject to 21% VAT (in accordance with Law 37/1992 on VAT; the supply of building plots is not exempt, as per Art. 20.One.20). Additionally, Stamp Duty (AJD) is applicable at a rate of 1.2% (as per Law 5/2021 on Transferred Taxes), rather than Property Transfer Tax (ITP).

Notarial deed and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost for notary fees ranges from €500 to €2,000, and for registry fees, from €250 to €1,500. Should administrative agency fees (gestoría) be voluntarily contracted, these are freely agreed upon and are estimated to be between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL).

The total estimated cost for the buyer, inclusive of the purchase price and associated taxes and fees, is approximately €1,488,000. This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller.

Luxury Realty invites you to seize this rare opportunity to create your bespoke Mediterranean masterpiece in one of Southern Spain's most exclusive coastal settings. Contact us today to learn more and arrange a private viewing of this extraordinary property.

Details

Reference	R5533462	Property Type	Land
Status	Sale	Price	1,200,000 €

Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,000 m²
Terrace	–	Parking places	by request

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella