

ESTEPONA

348 000 €

[redacted] R5026498

# [redacted]

## 600 m²

[redacted]













Luxury Realty proudly presents an unparalleled opportunity to acquire a prime 800 sqm plot in one of Estepona's most coveted enclaves, a true jewel of the Costa del Sol in Southern Spain. This magnificent land is the perfect canvas upon which your bespoke Mediterranean dream home will be meticulously crafted, offering an exquisite fusion of natural serenity, modern luxury, and exceptional convenience. Immerse yourself in a lifestyle of sophistication and Andalucía's vibrant charm.

Nestled just five minutes from Estepona's lively town center, this privileged parcel offers tranquility, natural beauty, and proximity to world-class golf courses. Estepona, often lauded as the 'Garden of the Costa del Sol,' blends traditional Andalusian elegance with contemporary sophistication. Its charming old town, with flower-filled streets, tapas bars, and a bustling marina, offers a rich cultural tapestry. An enviable microclimate provides over 320 days of sunshine annually, ideal for an active outdoor Mediterranean lifestyle.

## Your Bespoke Mediterranean Sanctuary Awaits

This generously proportioned 800 square meter plot offers ample space and creative freedom to construct a spectacular, bespoke villa spanning up to 350 m² across two meticulously planned floors. Imagine expansive open-plan living areas, luxurious en-suite bedrooms, and dedicated entertainment zones seamlessly integrated with the glorious Spanish outdoors. This is an ideal proposition for discerning individuals aspiring to build a residence that reflects their unique style, harmonizing perfectly with its idyllic natural surroundings, ensuring ultimate privacy and exclusivity.

To streamline your journey to homeownership, this exceptional offering includes a meticulously designed, modern villa project. This contemporary architectural marvel is a fully developed plan, ready for immediate presentation and application for the new construction license. This 'ready-to-build' advantage dramatically reduces typical timelines and complexities, allowing you to embark on your dream home construction without unnecessary delays. Envision a sleek, avant-garde design perfectly tailored for luxurious Mediterranean living.

## Unrivaled Panoramas and Golden Sunrises

Awaken each morning to the spectacular drama of a Costa del Sol sunrise, as the eastern orientation of the plot guarantees truly unforgettable beginnings. From your future villa, command breathtaking, open panoramic views that sweep across the sparkling azure waters of the Mediterranean Sea, the tranquil beauty of the nearby lake, and the meticulously manicured fairways of adjacent golf courses. These mesmerizing vistas provide a constant connection to nature, offering a serene backdrop to daily life and an inspiring setting for entertaining guests.

## Strategic Location: Convenience Meets Exclusivity

Beyond its aesthetic appeal, the plot boasts an unbeatable strategic location. Golf enthusiasts will delight in being within easy walking distance of two prestigious courses: Valle Romano Golf and Azata Golf, offering world-class facilities right at your doorstep. For essential services, the state-of-the-art Estepona Hospital is a mere three-minute drive away, providing unparalleled peace of mind. Convenience extends to everyday living, with pristine beaches, well-stocked supermarkets, reputable international schools, and a full spectrum of services all within close proximity. This perfect blend of secluded tranquility and immediate urban access defines the unparalleled lifestyle offered.

## A Prudent Investment in a Thriving Paradise

Representing more than a place to live, this plot stands as an exceptional investment opportunity within one of the most dynamic and promising areas of the Costa del Sol. Estepona continues to experience significant growth and appreciation, driven by its desirable lifestyle, expanding infrastructure, and enduring appeal to international buyers. Whether your intention is to establish a permanent residence, create a luxurious holiday retreat, or capitalize on the region's strong rental market, this property offers

robust potential for both capital appreciation and unparalleled personal enjoyment. Seize this rare chance to build your legacy. Contact Luxury Realty today to discover how you can transform this magnificent plot into the home you've always envisioned.

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