

## Grundstück zum Verkauf in Cancelada, Costa del Sol

594 m<sup>2</sup> Landfläche |



### Beschreibung der Immobilie

Excellent investment opportunity in an urban plot located in one of the fastest-growing and most promising areas of the Costa del Sol: the New Golden Mile, in the area of Cancelada, Estepona. The property enjoys a privileged location next to the N-340 national road heading towards Estepona, providing excellent visibility and easy access.

The plot benefits from a corner position, with access from two streets—an especially valuable feature for both residential and commercial developments, as it offers greater flexibility in design and optimal use of the available space.

The plot allows the construction of ground floor, first floor, and second floor. The current owner will retain the built area on the ground floor for two commercial premises, covering the proportional cost of that part of the construction. The first and second floors are for sale and would be developed at the expense of the new owner.

From an urban planning perspective, the plot offers:

Main use: Residential, making