

## Plot for sale in Estepona, Costa del Sol

500 m<sup>2</sup> Plot |



### Property Description

Urban plot for sale in one of the most up-and-coming areas of Estepona, in La Boladilla, right opposite Las Dunas Hotel. A privileged location that combines tranquility, excellent connections, and close proximity to the sea.

The plot measures 500 m<sup>2</sup> of completely flat land, located in a fully urbanized area with paved road access and water and electricity connections available. Its excellent building potential allows for the development of a magnificent detached villa of approximately 165 m<sup>2</sup>, plus a spacious basement of around 70 m<sup>2</sup>, which does not count towards the built area.

The ideal project includes:

\* An open-plan basement of approximately 70 m<sup>2</sup>, perfect for a leisure room, gym, cinema room,

wine cellar, or garage.

\* Ground floor with a spacious kitchen, living and dining area, guest toilet, and a large porch designed for outdoor living.

\* First floor with 3 bedrooms and 2 bathrooms.

The location is one of its greatest highlights: easy access to the A-7 motorway and perfectly positioned between Estepona and Marbella, surrounded by all kinds of amenities, restaurants, supermarkets, schools, and golf courses. In addition, the beach is just a few minutes' walk away.

An ideal opportunity both to build a permanent residence or to develop a highly profitable property for tourist rentals, thanks to the strong year-round demand in the area.