€ 265,000
Ref: 4S-420-00731-A5

Plot for sale in Estepona, Costa del Sol

600 m² Plot
€ 170 IBI | **€ 600** Rubish tax

Property Description

Unique plot in the Buenas Noches area on the prestigious La Paloma beach, Estepona. With an enviable location on the second line of the beach and with sea views, you will have the opportunity to build your own villa with direct access to the beach and the coastal path of Estepona, from which you can enjoy long walks to Casares, Manilva and even San Pedro de Alcántara.

The plot has urban land with an area of 1,200 m², it consists of two single-family plots, one of 594 m² and the adjacent one of 610 m², each one has its own registered property number, which offers the opportunity to build one or two independent villas on multiple levels. The maximum allowed height is ground floor, plus an additional level, or a level up to 7 meters in height. The setbacks must be at least 3 meters, and the maximum allowed occupancy is 30%. The building capacity is set at 0.35 m² of construction per square meter of land, resulting in a total of 378.14 m² of building capacity, on the total surface area of the plot of 1,080.40 m².

As for urban planning regulations, the plot is governed by ordinance UE-2, which is oriented towards residential use for detached single-family homes.

Additional uses compatible with this plot are varied, including:

Hotels and community accommodations, offices in the form of professional offices, sports facilities, private parking and administrative, educational, teaching, sports, care, health and socio-cultural

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
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community facilities, as well as open spaces. In addition, hotel use is allowed under the conditions specified in ordinance H-2.

Land with easy access to the A7, five minutes from Estepona, Manilva and the picturesque and typical Andalusian village of Casares. 10 minutes from Sotogrande and 20 minutes from Marbella. It is a great investment opportunity as it is very difficult to find a plot with great potential meters from the beach and urbanizable.

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