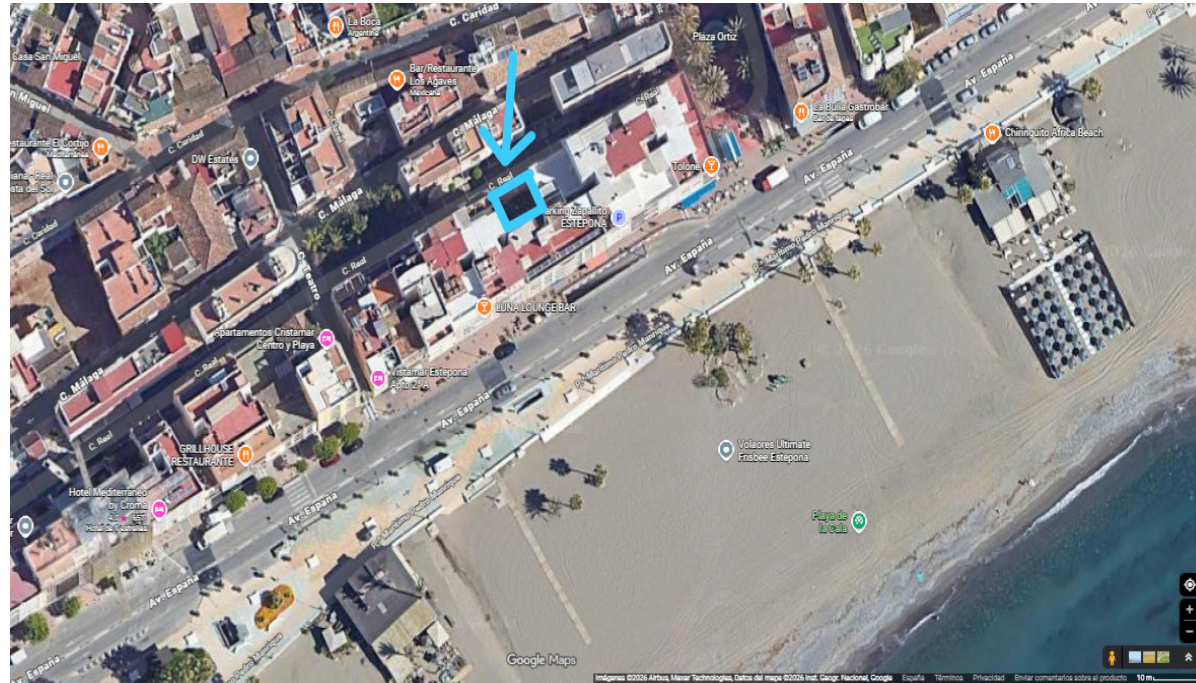


Sales - Plot - Estepona

755.000€



Ref.-ID: R5402674

Estepona

Plot



472 m2

Urban Development Plot in Calle Real, Estepona, with Project for Seven Residential Units and a Commercial Premises in a Multi-Family Building Urban plot located on Calle Real, Estepona, with an approved preliminary project for the construction of seven residential units and a shell-and-core commercial premises within a multi-family residential building. A total gross buildable area of 544.5 m² can be developed across the ground floor, first, second, third, fourth, fifth floors, and penthouse level. The current owner will retain 72.2 m² on the ground floor for the development of two commercial units and is offering for sale the remaining 472.3 m² of buildable area corresponding to the upper floors. The construction costs will be shared proportionally between the current owner and the purchaser, based on the final buildable area allocated to each party. Its exceptional location in the heart of Estepona's historic centre, just a short stroll from the beach, makes this an outstanding investment opportunity. A development project with enormous potential in one of the town's most sought-after areas and one of the fastest-growing locations on the Costa del Sol. Planning Information - Primary Use: Residential development for apartments within a multi-family building. - Alternative Uses: Hospitality use, subject to the conditions established under Planning Ordinance H-2, Communal accommodation. - Maximum Number of Floors: Ground Floor (retained by current owner) + 5 upper floors + Penthouse. - Maximum Building Height: 22 metres.

- Setting**
- ✓ Beachside
 - ✓ Close To Port
 - ✓ Close To Shops
 - ✓ Close To Sea
 - ✓ Close To Town
 - ✓ Close To Schools

- Views**
- ✓ Sea
 - ✓ Mountain
 - ✓ Urban
 - ✓ Street

- Features**
- ✓ Near Transport

- Utilities**
- ✓ Drinkable Water