

**Sales - Plot - Estepona**  
**530.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5321632**

**Estepona**

**Plot**



**31000 m2**

EXCLUSIVE 31,000 m<sup>2</sup> AGRICULTURAL PLOT – ESTEPONA / SAN PEDRO Impressive rustic agricultural estate of 31,000 m<sup>2</sup>, strategically located between San Pedro Alcántara and Estepona, offering panoramic sea views and surrounded by natural forest. Unique opportunity to build a luxury villa: Possibility of up to 620 m<sup>2</sup> of buildable area (2% according to LISTA regulations, linked to agricultural use) plus spacious terraces. The area is well established, with at least five high-end mansions already built on neighboring large plots. Main features: Zoning: Common agricultural rural land Plot size: 31,000 m<sup>2</sup> Buildability: Up to 620 m<sup>2</sup> + terraces (subject to municipal confirmation) Setting: Open views of the Mediterranean Sea, private woodland, maximum privacy Access: Excellent connection via secondary road Established area: Existing luxury villas nearby Ideal for investors and premium buyers seeking total privacy with strong appreciation potential. Perfectly located between Marbella and Estepona, just minutes from beaches and golf courses. Contact us for a detailed urban planning report and a private visit.

**Setting**

- ✓ Country
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Forest

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Forest

**Category**

- ✓ Bargain
- ✓ Investment
- ✓ Reduced