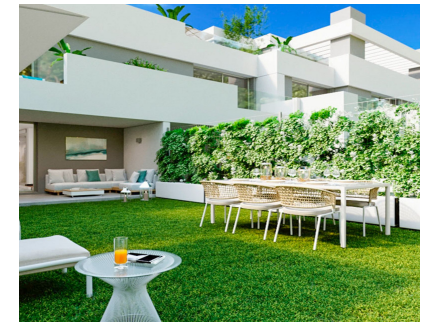
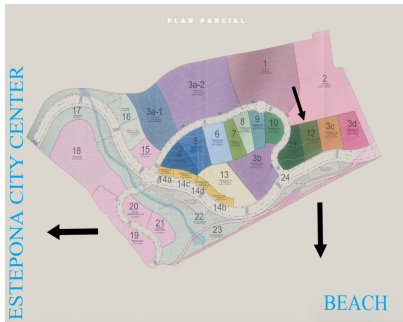


## Sales - Plot - New Golden Mile 3.500.000€



Ref.-ID: MIBGR4766164

New Golden Mile

Plot

IBI: 1,536 EUR / year



3413 m<sup>2</sup>



4997 m<sup>2</sup>

The Crown Jewel of Estepona's New Golden Mile: Premium Land for 44 Units with Sea Views (Pueblo Mediterráneo) An unrepeatable opportunity to dominate the most sought-after luxury expansion zone on the Costa del Sol. Strategically positioned opposite the iconic 5-star Kempinski Hotel, this 4,997 m<sup>2</sup> plot offers an unbeatable location: walking distance to the beach, a stone's throw from the exclusive Laguna Village, and very close to the vibrant city center of Estepona. The asset (boasting 3,413 m<sup>2</sup> of buildability) allows for the development of 44 luxury apartments under the highly demanded "Pueblo Mediterráneo" typology (Ground Floor + 2). This layout guarantees an unparalleled resort-style living experience, creating stunning ground-floor units with private gardens, guaranteed partial sea views starting right from the first floor, and spectacular penthouses with solariums. This is the ultimate end-product for international buyers seeking design, sunshine, and ROI just steps from the Mediterranean. Project Volume: 44 Premium Apartments Typology: Pueblo Mediterráneo (GF + 2) Key Highlights: Walking distance to the beach, close to the city center, and sea views from the 1st floor. Plot Size: 4,997 m<sup>2</sup> | Buildability: 3,413 m<sup>2</sup> Asking Price: [€]3,500,000 + VAT Estimated Urbanisation Costs: [€]1,500,000

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul> <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Near Mosque</li> <li>✓ Near Church</li> <li>✓ Fiber Optic</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> <li>✓ South</li> <li>✓ South West</li> </ul> <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul> <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Beachfront</li> <li>✓ Cheap</li> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Off Plan</li> <li>✓ Reduced</li> <li>✓ Resale</li> <li>✓ With Planning Permission</li> <li>✓ Contemporary</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Renovation Required</li> <li>✓ Restoration Required</li> <li>✓ New Construction</li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> <li>✓ Indoor</li> <li>✓ Heated</li> <li>✓ Room For Pool</li> <li>✓ Children`s Pool</li> </ul> <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Easy Maintenance</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Pre Installed A/C</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Central Heating</li> <li>✓ U/F/H Bathrooms</li> </ul> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> <li>✓ Safe</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Beach</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> <li>✓ Forest</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> </ul>
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