Sales - Plot - Estepona

400.000€











Ref.-ID: MIBGR5153095 **Estepona** **Plot**

Community: 396 EUR / year **IBI: 1,085 EUR / year** **398 m2** **1657 m2**

Great residential plot for sale with lovely views, to build your dream villa – Valle Romano, Estepona West *Property Highlights • Peaceful, residential neighbourhood surrounded by nature and 2 established 18-hole golf courses • Partial countryside-, golf- and sea views from the first floor • Good size plot to create your dream home • Great Investment opportunity – new growing residential area • Modern infrastructure and low-density developments • Short drive to amenities and the beach *The Location Prime location: your dream home will be located in between the Valle Romano- and the Azata golf courses (both 18-holes) and both featuring a clubhouse comprising a restaurant and a bar, a pro-shop and practice area. At a 10-minute drive from the exclusive Finca Cortesin hotel offering fine dining, golf and their fantastic beach club. Well connected with the Estepona city center, the marina and commercial areas with supermarkets and restaurants nearby. Close to the beach, local amenities and a modern hospital *The Plot Residential plot for sale situated in a quiet neighbourhood surrounded by 2 golf resorts South-west to east facing – sun all day! All utilities such as water, electricity, sewage and street lighting in place Spacious plot of 1,657m2 where you can build your dream villa of 398m2 (24% of the plot size) The villa can have 2 levels (plus basement) – maximum 7 meters in height, measured from the street level The villa has to be built at least at 3 meters distance on each side of the fence with the neighbours and 3 meters from the street The width of the plot on the street side is 32 meters and the back of the plot on the garden side, is 52 meters. Please note: The renders of the villa represent a project proposal by the owner for this building plot and are for illustrative purposes only.

Setting
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views