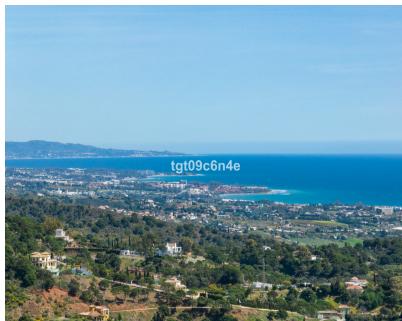


## Sales - Plot - Estepona

**850.000€**



**Ref.-ID: MIBGR5154655**

**Estepona**

**IBI: 55 EUR / year**



**26007 m<sup>2</sup>**

**Plot**

Rustic buildable plot of land for sale very close to Estepona city. Possibility of building a house of up to 500 m<sup>2</sup>: 250 m<sup>2</sup> below ground level (basement floor); ground floor of 125 m<sup>2</sup> and upper floor of 125 m<sup>2</sup>. With 26,007 m<sup>2</sup> (2.60 hectares), located in the lower part of Sierra Estepona, in Loma del Esparragal, 3 minutes by car from the AP-7 motorway and 10 minutes from the Estepona promenade. A large part of the perimeter is fenced; access through a robust security gate. The land has a water meter, and is part of the Irrigation Community of El Esparragal (Estepona). Electricity: it is very easy to carry the connection into the plot. After the approval of Decree 550/2022, of November 29, the Junta de Andalucía allows the construction of houses on rustic land, provided that the plot has at least 2.5 hectares of surface (25,000 m<sup>2</sup>), without obligation for the houses to be linked to the agricultural exploitation of the land. See Article 31 of the Decree (on single-family, not linked detached houses) and Article 32 (procedure for authorization of extraordinary actions). Decree published in the BOJA on December 2, 2022. OUR AGENCY'S FEES: included in the price NEARBY SERVICES: Estepona beach: 10 minutes by car Estepona old town: 10 minutes by car Estepona port: 10 minutes by car Aldi, Lidl and Mercadona supermarkets: 6 minutes by car Estepona Golf, Azata Golf, Valle Romano Golf: 10-12 minutes by car

**Setting**

- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Views**

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