

Sales - Plot - New Golden Mile
2.750.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es



Ref.-ID: MIBGR4713469



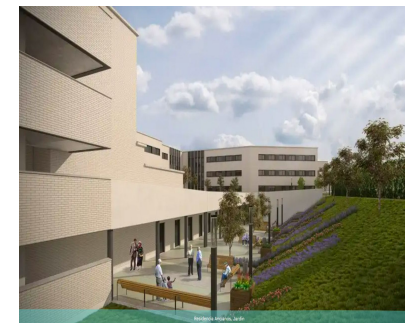
1600 m2



New Golden Mile



4410 m2



Plot



Strategic Commercial-Led Land Opportunity in Estepona Reinoso A rare opportunity to acquire a strategically positioned landholding in the Reinoso area of Estepona, close to the A-7 / CN-340 corridor and within a growing residential and commercial environment. The asset combines commercial land within the UEN-R35 "Comercial Reinoso" planning area with adjoining rustic land, creating a flexible opportunity for investors, operators or developers seeking a commercial-led project with potential for complementary uses. According to the available urban planning documentation, the commercial component benefits from a 0.4 m²/m²s buildability ratio, with an estimated commercial buildable area of approximately 1,333 m² to 1,600 m², depending on the final land configuration and technical verification. The applicable C-2 commercial framework may allow a range of uses, including commercial, parking, administrative, educational, sports, healthcare, socio-cultural and, subject to confirmation, hotel use along the CN-340 corridor. Residential use may also be tolerated up to a limited percentage of the total buildability under the C-2 framework. This makes the site particularly suitable for a boutique commercial hub, wellness or medical centre, sports-related concept, service-led retail project, hospitality-supported concept or a carefully designed mixed-use scheme. The opportunity is especially relevant for buyers who understand the value of strategic positioning, planning upside and controlled development in Estepona, one of the Costa del Sol's most active growth markets. All development potential is subject to final technical, legal, planning and municipal verification by the buyer's appointed professionals.

Setting ✓ Town ✓ Commercial Area ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools	Orientation ✓ South ✓ South West ✓ West	Condition ✓ Excellent	Views ✓ Sea ✓ Mountain ✓ Panoramic ✓ Garden ✓ Urban	Features ✓ Covered Terrace ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ Gym ✓ Sauna ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Bar ✓ Double Glazing ✓ 24 Hour Reception ✓ Restaurant On Site ✓ Car Hire Facility ✓ Day Care ✓ Near Mosque ✓ Near Church ✓ Basement ✓ Fiber Optic	Furniture ✓ Optional
Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security ✓ Safe	Parking ✓ Underground ✓ Garage ✓ Covered	Utilities ✓ Electricity ✓ Drinkable Water ✓ Photovoltaic solar panels ✓ Solar water heating	Category ✓ Bargain ✓ Beachfront ✓ Cheap ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale ✓ With Planning Permission ✓ Contemporary