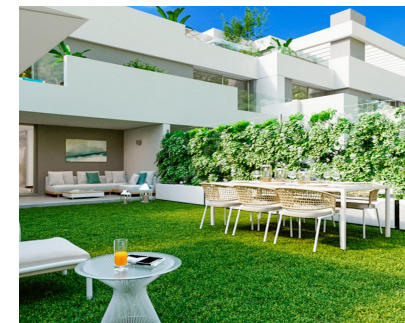


Sales - Plot - New Golden Mile
3.500.000€

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Ref.-ID: MIBGR4766164

New Golden Mile

Plot

IBI: 1,536 EUR / year

 **3413 m2**

 **4997 m2**

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 m² 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 m²t 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 m² | Buildability: 3,413 m²t Asking Price: €3,500,000 + VAT Estimated Urbanisation Costs: €1,500,000

- Setting**
 - ✓ Town
 - ✓ Close To Golf
 - ✓ Close To Shops
 - ✓ Close To Sea
 - ✓ Close To Town
 - ✓ Close To Schools
 - ✓ Close To Forest
 - ✓ Urbanisation
- Orientation**
 - ✓ South East
 - ✓ South
 - ✓ South West
- Condition**
 - ✓ Excellent
 - ✓ Renovation Required
 - ✓ Restoration Required
 - ✓ New Construction
- Pool**
 - ✓ Communal
 - ✓ Private
 - ✓ Indoor
 - ✓ Heated
 - ✓ Room For Pool
 - ✓ Children`s Pool
- Climate Control**
 - ✓ Air Conditioning
 - ✓ Pre Installed A/C
 - ✓ Hot A/C
 - ✓ Cold A/C
 - ✓ Central Heating
 - ✓ U/F/H Bathrooms
- Views**
 - ✓ Sea
 - ✓ Mountain
 - ✓ Beach
 - ✓ Panoramic
 - ✓ Garden
 - ✓ Pool
 - ✓ Urban
 - ✓ Forest
- Features**
 - ✓ Covered Terrace
 - ✓ Lift
 - ✓ Fitted Wardrobes
 - ✓ Near Transport
 - ✓ Private Terrace
 - ✓ Solarium
 - ✓ Satellite TV
 - ✓ WiFi
 - ✓ Storage Room
 - ✓ Ensuite Bathroom
 - ✓ Access for people with reduced mobility
 - ✓ Marble Flooring
 - ✓ Barbeque
 - ✓ Double Glazing
 - ✓ Near Mosque
 - ✓ Near Church
 - ✓ Fiber Optic
- Furniture**
 - ✓ Optional
- Kitchen**
 - ✓ Fully Fitted
- Garden**
 - ✓ Communal
 - ✓ Easy Maintenance
- Security**
 - ✓ Gated Complex
 - ✓ Electric Blinds
 - ✓ Entry Phone
 - ✓ Alarm System
 - ✓ 24 Hour Security
 - ✓ Safe
- Parking**
 - ✓ Underground
 - ✓ Garage
 - ✓ Covered
- Utilities**
 - ✓ Electricity
 - ✓ Drinkable Water
- Category**
 - ✓ Bargain
 - ✓ Beachfront
 - ✓ Cheap
 - ✓ Golf
 - ✓ Holiday Homes
 - ✓ Investment
 - ✓ Luxury
 - ✓ Off Plan
 - ✓ Reduced
 - ✓ Resale
 - ✓ With Planning Permission
 - ✓ Contemporary