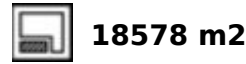


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Estepona

House



Charming Finca / Cortijo on a Rare 18,000 m<sup>2</sup> Flat Green Plot - El Velerín, Estepona Discover an exceptional opportunity to own a beautiful finca set on a sprawling 18,000 m<sup>2</sup> flat and lush plot in the sought-after El Velerín area of Estepona. Perfectly positioned between Cancelada and Estepona, this property combines tranquility, privacy, and unbeatable convenience. The existing finca of approx. 90 m<sup>2</sup> offers authentic Andalusian charm and can be enjoyed as is or transformed into a bespoke rural retreat. Surrounded by mature greenery, tropical vegetation, and olive trees, the estate provides endless possibilities—whether for equestrian use, agricultural projects, a private country residence, or a luxury renovation. The land's rare flat topography makes development easy and versatile, with ample space to add a private pool or expand the existing structures. The natural surroundings ensure sun, privacy, and beautiful views throughout the year. Please note: the highway is audible from the property, although distance and vegetation help soften the sound. A unique chance to create something truly special in one of the Costa del Sol's most desirable countryside locations—just 5 minutes by car from the beach and local amenities.

#### Setting

- ✓ Village
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Forest

#### Views

- ✓ Mountain
- ✓ Garden

#### Garden

- ✓ Private

#### Orientation

- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Stables

#### Parking

- ✓ Private

#### Condition

- ✓ Renovation Required
- ✓ Restoration Required

#### Furniture

- ✓ Part Furnished

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water

#### Climate Control

- ✓ Air Conditioning

#### Kitchen

- ✓ Partially Fitted

#### Category

- ✓ Cheap
- ✓ Investment
- ✓ Resale











