Sales - Plot - Cancelada

650.000€

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Ref.-ID: MIBGR5527507 **Cancelada** **Plot**

 **330 m2**

 **1118 m2**

EXCLUSIVE BUILDING PLOT IN CANCELADA – ESTEPONA □650,000 | Plot: 1,118 m² | Approx. Buildability: 330 m²* An exceptional opportunity to acquire a spacious, south-facing residential plot in the sought-after area of Cancelada, within walking distance of the village, restaurants, shops and beach. Set among contemporary luxury villas in an established residential neighbourhood, this 1,118 m² plot provides an attractive setting for a bespoke modern home on the Costa del Sol. Architectural plans are available for a contemporary villa featuring a private swimming pool, generous terraces, a basement and a rooftop solarium. A building licence was previously granted but has since expired. Buyers wishing to proceed with the existing project would need to confirm the requirements and obtain the necessary approvals. Alternatively, purchasers can explore their own villa design, subject to applicable planning regulations and approvals. KEY FEATURES • South-facing plot of 1,118 m² • Approximately 330 m² buildability* • Existing architectural plans available • Previous building licence granted, now expired • Potential sea views from upper levels and solarium, subject to verification • Walking distance to Cancelada village and beach • Approximately 10 minutes' drive to Estepona and 15 minutes to Marbella An appealing opportunity for private buyers or investors seeking to create a luxury home in a desirable Costa del Sol location. Buildability is indicative and understood to exclude basements and terraces. The permitted floor area and treatment of these spaces must be confirmed with an architect and the relevant planning authority. Villa renders and proposed layouts are illustrative and subject to confirmation.

Setting
- ✔ Suburban
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Pool
- ✔ Room For Pool

Views
- ✔ Sea Views
- ✔ Garden Views
- ✔ Urban Views

Utilities
- ✔ Electricity

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Investment
- ✔ Off Plan













ILLUSTRATIVE BASEMENT CONCEPT

Potential layout and uses subject to architectural review and necessary approvals.

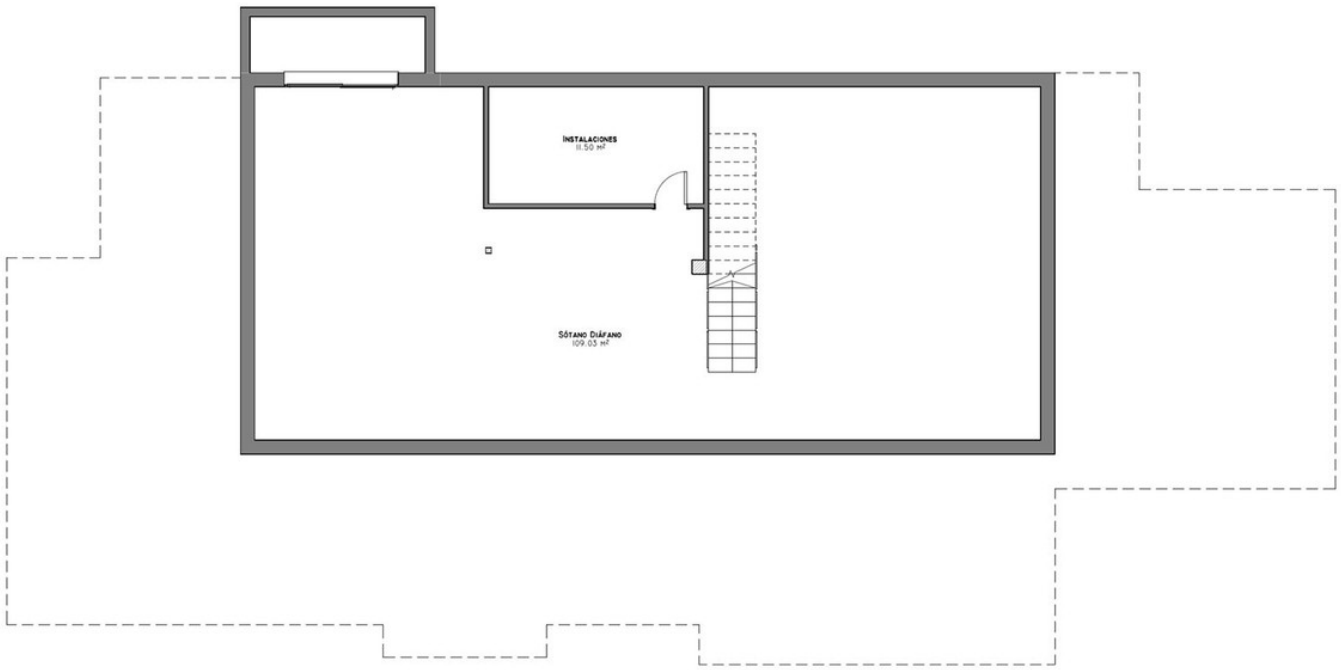




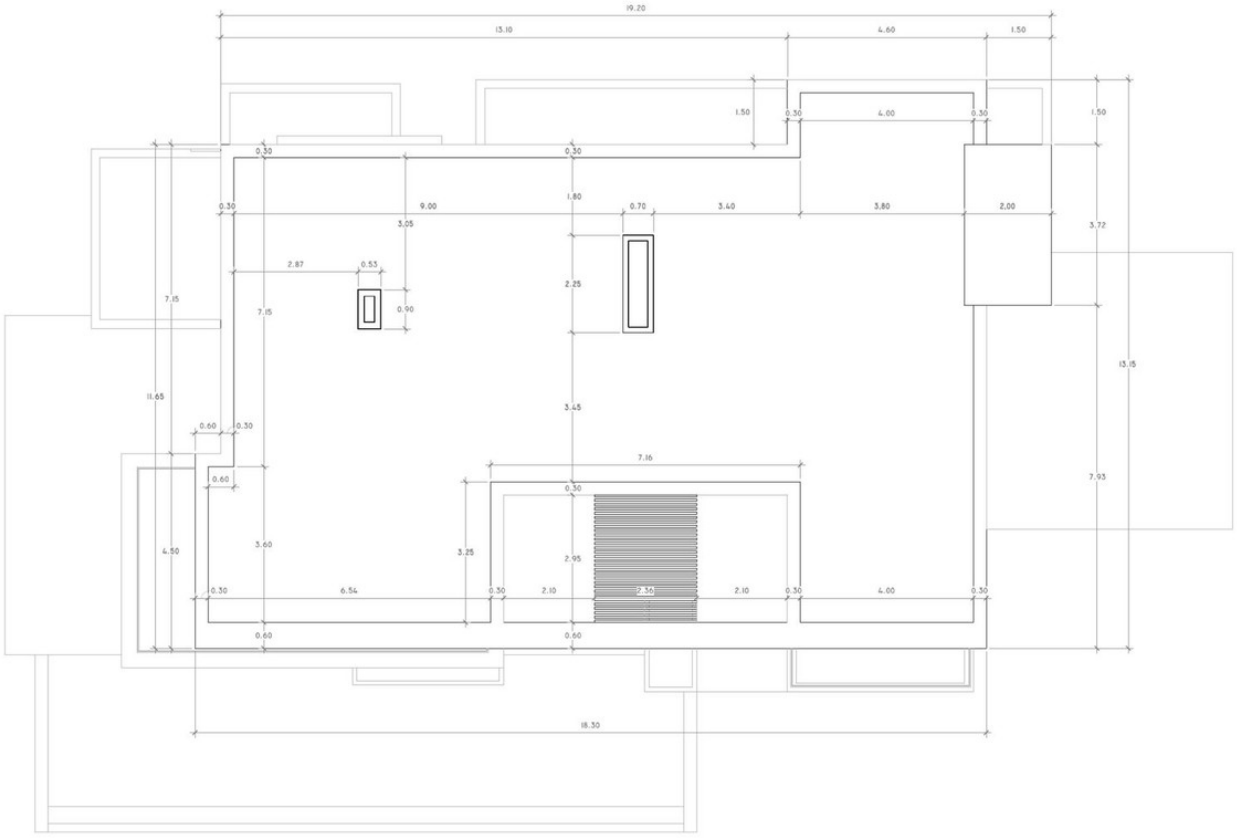
Proposed architectural layout — subject to confirmation



Proposed architectural layout — subject to confirmation



Proposed architectural layout — subject to confirmation



Proposed architectural layout — subject to confirmation