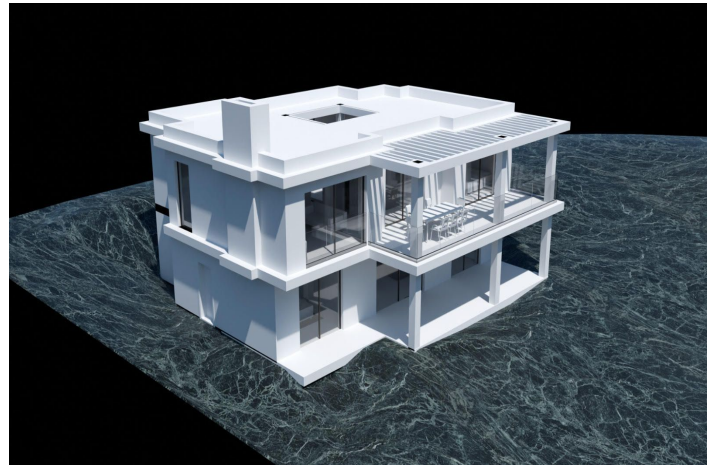


## Land with Ruin for sale in Estepona, Estepona

**288,000 €**

Reference: R4846045 Plot Size: 640m<sup>2</sup> Build Size: 230m<sup>2</sup>



## Costa del Sol, Estepona

LAND with STRUCTURE, PROJECT AND LICENSES ALREADY PAID. Discover an exceptional opportunity to build your future on this land, with a generous total size amounting to 640 square meters, it is presented as the perfect base to transform your architectural dreams into reality. The highlight is that it already has a license and basic project included and a magnificent structure, which significantly simplifies the initial development steps and their costs. Strategically located in an area recognized for its natural beauty and proximity to key services, this land offers endless possibilities for both investors and those looking to establish their ideal home. The tranquility of the environment combined with modern comforts makes it a coveted place, not only known for its impressive landscapes but also for its proximity to important tourist spots and essential services. Just a few minutes away you will find sports fields, shopping centers and quick access to the main urban roads that connect directly to Estepona and other surrounding areas. Documentation is completely up to date, ensuring a hassle-free transaction. The conditions are highly competitive considering the privileged location and the added value of the project and licenses already paid. Don't miss this unique opportunity; Land like this does not remain available for long due to high demand in highly sought after areas. For more information or to schedule a personalized site visit, please feel free to contact me today.

## Features:

### Features

Satellite TV

Solarium

WiFi

Basement

Fiber Optic

### Setting

Close To Port

Urbanisation

Close To Sea

Close To Town

Close To Schools

Country

Close To Forest

Close To Marina

### Garden

Private

Easy Maintenance

### Orientation

South

### Condition

Good

New Construction

### Views

Mountain

Panoramic

Country

Garden

### Pool

Room for Pool

### Parking

Underground

Private

More Than One

### Utilities

Electricity

Drinkable Water

Telephone

### Category

Reduced

Holiday Homes

Investment

Cheap

Off Plan

Resale

With Planning Permission