



Residential Plot in Estepona

Bedrooms	0	Bathrooms	0	Built	118m2	Plot	755m2
R5462362	Residential Plot		Estepona		199.000€		

An excellent opportunity to purchase a 755 m² building plot for sale in Buenas Noches, Estepona, just 300 metres from the Mediterranean Sea. Priced at only €199,000, this south facing plot offers sea views and the possibility to build a private villa over two levels. With the beach and bus connections within easy walking distance and both Estepona and Manilva approximately five minutes away by car, this is a particularly attractive option for buyers looking to build their own home close to the coast. THE PLOT The plot measures 755 m² and offers the possibility to construct a private villa over two levels, giving the future owner the opportunity to create a home adapted to their own lifestyle, design and requirements. Its generous size provides scope for combining comfortable interior living areas with terraces and private outdoor space, subject to the applicable planning regulations and building licence. One of the main advantages is the orientation. With south, southeast and southwest exposure, the plot benefits from excellent positioning for natural light and sunshine throughout much of the day. SEA VIEWS & MEDITERRANEAN OUTDOOR LIVING The coastal setting provides Mediterranean sea views, an important feature when designing a new villa in this part of Estepona. The orientation creates interesting possibilities for positioning terraces and outdoor living areas towards the sea. A future villa could be designed around the Costa del Sol lifestyle, with spaces for outdoor dining, sun terraces and relaxation while taking advantage of the coastal views. WALKING DISTANCE TO THE BEACH Location

is one of the strongest selling points. The Mediterranean coastline is only approximately 300 metres away, making this an unusual opportunity to purchase land close enough to walk to the beach. Bus connections are also within walking distance, providing additional convenience for residents and visitors. The Buenas Noches area enjoys a strategic position on the western side of Estepona, with easy access to the coastal road connecting Estepona, Casares Costa, Manilva, La Duquesa and Sotogrande. EXCELLENT LOCATION BETWEEN ESTEPONA AND MANILVA Estepona can be reached in approximately five minutes by car, giving easy access to its marina, historic old town, restaurants, shops and beachfront promenade. In the opposite direction, Manilva and the surrounding coastal areas are also within easy reach, while Puerto de la Duquesa and Sotogrande can be reached comfortably by car. This location is particularly attractive for buyers who want to remain close to Estepona while enjoying a quieter residential setting near the sea. BUILD YOUR OWN VILLA ON THE COSTA DEL SOL At €199,000 for 755 m², this plot represents excellent value for money for a location this close to the beach in Estepona. It could be an interesting option for buyers planning a permanent residence, second home or holiday property on the Costa del Sol and who prefer to design and build their own villa rather than purchase an existing property. The combination of sea views, south facing orientation, 755 m² of land, walking distance to the beach and proximity to Estepona makes this plot particularly worth viewing. Category: Bargain, Beachfront, Cheap, Distressed, Resale.