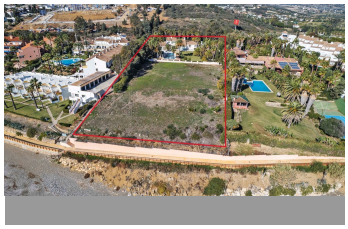
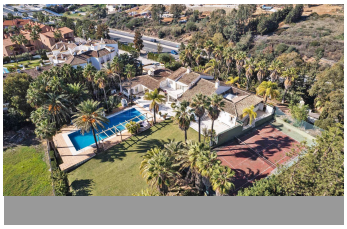
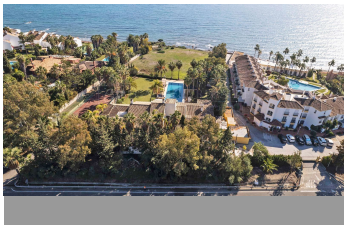
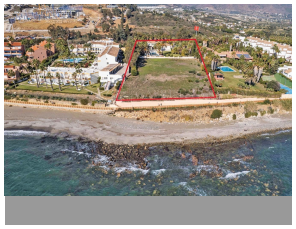
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Residential Plot in Estepona

Bedrooms	Bathrooms	Built	Plot
0	**0**	**627m2**	**8107m2**

R5426563	**Residential Plot**	**Estepona**	**10.000.000€**

Frontline beach villa and expansive plot for sale with private direct beach access! Licensed Ue4 and UE5 to knock down the existing villa and rebuild either a large new villa or up to a maximum of 4 villas. Not licensed for apartments or townhouse but has just gained a licence for a hotel! Nestled in the prestigious area of Estepona, this exceptional property is comprised of two expansive plots totaling an impressive 8,107 m². Located directly on the beachfront, it offers the rare privilege of unobstructed views of the sparkling Mediterranean. The first plot spans 3,349 m² and hosts a substantial 952 m² residence, while the second plot, covering 4,758 m², features direct beach access, making it a truly unique offering in the region. The only frontline beach plot currently for sale in the Marbella to Sotogrande region which actually has a residential not rustic build permit., offering immense flexibility for development. With the ability to customize and expand the existing structures, this property provides a once-in-a-lifetime opportunity to craft a dream estate. Whether you envision a sprawling family mansion or a boutique development, the possibilities are endless, allowing for a design that suits your personal style and needs. What sets this property apart is not only its remarkable location but also its potential for investment. The expansive size of the plots makes it ideal for creating multiple luxury villas, each with private entrances, ensuring an exclusive living experience. The side access to the land further enhances privacy, offering a secluded and tranquil setting. With panoramic ocean views and ?the ?gentle ?sounds ?of ?the waves, this ?is ?an

extraordinary opportunity to create ?a truly ?remarkable property ?or ?a high-end development in ?one ?of ?Estepona’s ?most ?sought-after ?coastal ?locations.

Barbeque	Barbeque	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Jacuzzi	Marble Flooring
Near Church	Near Transport	Private Terrace
Satellite TV	Storage Room	Tennis Court
Utility Room	WiFi	