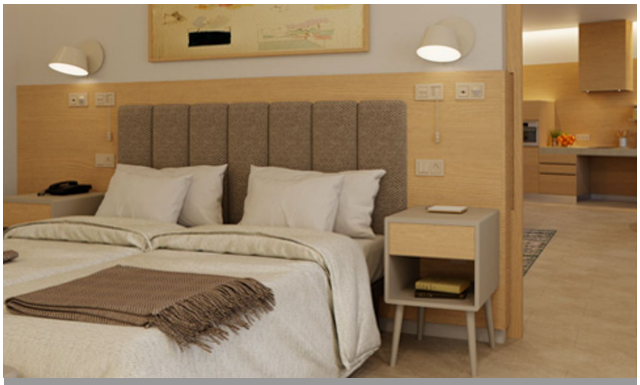
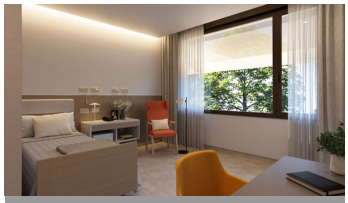
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real estates




Plot in New Golden Mile

Bedrooms	0	Bathrooms	0	Built	1600m2	Plot	4410m2
R4713469		Plot		New Golden Mile		2.900.000€	

Strategic Commercial-Led Land Opportunity in Estepona Reinoso A rare opportunity to acquire a strategically positioned landholding in the Reinoso area of Estepona, close to the A-7 / CN-340 corridor and within a growing residential and commercial environment. The asset combines commercial land within the UEN-R35 “Comercial Reinoso” planning area with adjoining rustic land, creating a flexible opportunity for investors, operators or developers seeking a commercial-led project with potential for complementary uses. According to the available urban planning documentation, the commercial component benefits from a 0.4 m²t/m²s buildability ratio, with an estimated commercial buildable area of approximately 1,333 m² to 1,600 m², depending on the final land configuration and technical verification. The applicable C-2 commercial framework may allow a range of uses, including commercial, parking, administrative, educational, sports, healthcare, socio-cultural and, subject to confirmation, hotel use along the CN-340 corridor. Residential use may also be tolerated up to a limited percentage of the total buildability under the C-2 framework. This makes the site particularly suitable for a boutique commercial hub, wellness or medical centre, sports-related concept, service-led retail project, hospitality-supported concept or a carefully designed mixed-use scheme. The opportunity is especially relevant for buyers who understand the value of strategic positioning, planning upside and controlled development ?in ?Estepona, ?one ?of ?the Costa del ?Sol’s ?most active growth markets. All development ?potential is

?subject to ?final ?technical, legal, planning and ?municipal ?verification ?by ?the ?buyer’s ?appointed ?professionals.

24 Hour Reception	24 Hour Reception	Access for people with reduced mobility
Bar	Basement	Car Hire Facility
Covered Terrace	Day Care	Double Glazing
Ensuite Bathroom	Fiber Optic	Gym
Near Church	Near Mosque	Near Transport
Private Terrace	Restaurant On Site	Sauna
Solarium		