ALL IN real estates








Plot in La Duquesa

Bedrooms	**0**	Bathrooms	**0**	Built	**120m2**	Plot	**35642m2**

R5333131 **Plot** **La Duquesa** **1.849.000€**

LARGE RUSTIC ESTATE WITH GREAT POTENTIAL IN THE LA DUQUESA AREA - MANILVA We present this interesting rustic estate in the Martagina district, within the municipality of Manilva, very close to the La Duquesa area. A property full of charm and with many possibilities, set in quiet natural surroundings yet just a few minutes from the coast. The estate has a total area of 35,642.80 m², part of it irrigated land (about one sixth) and the rest dry land, currently planted with trees. This large plot offers many possibilities, whether for an agricultural project, for enjoying a private natural space or for creating a rural retreat near the sea. On the plot there is a building of approximately 120 m², currently in the process of renovation, which offers the opportunity to refurbish or rethink the existing building to suit new needs. A distinctive asset of this property is that the estate is classified as a sports zone, which considerably widens its potential uses. This classification allows projects linked to sport and leisure, such as private or professional sports facilities (tennis or padel courts, training pitches, sports circuits, an equestrian centre or riding club), as well as spaces devoted to wellbeing and health, such as yoga centres, sports retreats or outdoor activities. It also opens the door to initiatives in active or rural tourism, combining nature, sport and accommodation, making this estate an interesting opportunity both for private buyers and for investors. One of its most notable features is that the estate is already prepared for connection to utilities: the necessary investment has already been made from the road to make connecting to electricity

and water easy, which greatly simplifies any project to develop the property. The location combines tranquillity with closeness to the coast. In just 5-10 minutes by car you reach Puerto de La Duquesa, with its marina, restaurants and nautical atmosphere. The beaches of La Duquesa and San Luis de Sabinillas are also a few minutes away, with supermarkets, shops, schools and all the services you need day to day. The centre of Estepona is about 15 minutes away by car, while Sotogrande, known for its marina and prestigious golf courses, is around ?20 ?minutes ?away. A ?unique ?property for its ?size, ?location and versatility, ideal both ?for private ?use and ?for ?developing a project with ?great ?prospects ?on ?the ?Costa ?del ?Sol.