



## Land with Ruin for sale in Estepona, Estepona

**1,915,000 €**Reference: R4837813 Plot Size: 14,729m<sup>2</sup> Build Size: 58m<sup>2</sup>



## Costa del Sol, Estepona

Magnificent plot of land with rustic qualification in Estepona Downtown

Located within a stone throw to the beach, in "La Cala", it is actually within not even 10 minutes' walk to Estepona downtown with all its shops, restaurants and lounge bars in the area. Situated only at 2 minutes' walk from a commercial center.

Amazing plot of land of 14.729 m<sup>2</sup> with a old building of 58 m<sup>2</sup> that can be rebuilt. Its situation is exceptional, located on a hill with a soft slope down, which gives it outstanding views of the mountains, the sea and Gibraltar. The natural orientation of the plot is south-west orientation. It has very easy access from two different points.

This land is suitable for cultivation, although according to the development plan it can be also used for agricultural purposes or for any business related to it, including industrial buildings for the activity.

The land is part of an Irrigation Community of Owners in the area and the Electricity connection is very easy to be made.

Good investment and easily reclassified land

Estepona beach: 1 minute on foot

Estepona old town with all its shops, restaurants and lounge bars: 10 minutes on foot

Estepona port: 15 minutes on foot

Downtown Mercadona supermarket: 4 minutes on foot

Carrefour supermarket: 1 minute on foot

Estepona Golf, Azata Golf, Valle Romano Golf: 5-10 minutes by car



## Features:

**Orientation**

South West

**Views**

Sea

Mountain

**Setting**

Commercial Area

Close To Port

Close To Sea

Close To Shops

Close To Town

Close To Schools

Town

Close To Marina

**Category**

Investment