



# Land with Ruin for sale in Estepona, Estepona

750,000 €

Reference: R5321632 Plot Size: 31,000m<sup>2</sup>





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## Costa del Sol, Estepona

### EXCLUSIVE 31,000 m<sup>2</sup> AGRICULTURAL PLOT – ESTEPONA / SAN PEDRO

Impressive rustic agricultural estate of 31,000 m<sup>2</sup>, strategically located between San Pedro Alcántara and Estepona, offering panoramic sea views and surrounded by natural forest.

Unique opportunity to build a luxury villa: Possibility of up to 620 m<sup>2</sup> of buildable area (2% according to LISTA regulations, linked to agricultural use) plus spacious terraces. The area is well established, with at least five high-end mansions already built on neighboring large plots.

Main features:

Zoning: Common agricultural rural land

Plot size: 31,000 m<sup>2</sup>

Buildability: Up to 620 m<sup>2</sup> + terraces (subject to municipal confirmation)

Setting: Open views of the Mediterranean Sea, private woodland, maximum privacy

Access: Excellent connection via secondary road

Established area: Existing luxury villas nearby

Ideal for investors and premium buyers seeking total privacy with strong appreciation potential. Perfectly located between Marbella and Estepona, just minutes from beaches and golf courses.

Contact us for a detailed urban planning report and a private visit.



## Features:

### Views

Sea  
Mountain  
Panoramic  
Country  
Forest

### Setting

Commercial Area  
Close To Sea  
Close To Shops  
Close To Town  
Country  
Close To Forest

### Category

Reduced  
Investment  
Bargain