



# Commercial Plot for sale in New Golden Mile, Estepona

2,750,000 €

Reference: R4713469 Plot Size: 4,410m<sup>2</sup> Build Size: 1,600m<sup>2</sup>





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## Costa del Sol, New Golden Mile

### Strategic Commercial Development Plot on Estepona's New Golden Mile with 1,600 m<sup>2</sup> Buildability

On Estepona's New Golden Mile, where higher-end development continues to reshape the area, this commercial plot offers a combination that is increasingly difficult to source: a strategic location, a flat and largely square footprint, and clear development parameters that support real commercial planning rather than speculative noise. The plot comprises approximately 4,412 m<sup>2</sup> in total, combining around 2,000 m<sup>2</sup> of commercial land with roughly 2,500 m<sup>2</sup> of rustic land, and allows for a maximum buildable area of 1,600 m<sup>2</sup>, with up to three levels including basement and a maximum height of 10 metres.

Its position places it within walking distance of the beach and close to restaurants, supermarkets, pharmacies and the wider day-to-day infrastructure of the New Golden Mile, making it especially relevant for operators who need access, visibility and a location already surrounded by an established and expanding residential catchment. The site is presented as particularly suitable for concepts such as senior living, a supermarket, a hotel or other service-led commercial uses, always subject to the relevant licences and planning approvals. An adjoining plot with very similar characteristics is also available separately at the same price, which may be of interest to buyers seeking additional scale or a phased development strategy.



## Features:

### Features

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

### Setting

Commercial Area  
Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered

### Orientation

South  
West  
South West

### Condition

Excellent

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating

### Views

Sea  
Mountain  
Panoramic  
Garden  
Urban

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Bargain  
Beachfront  
Cheap  
Luxury  
Resale  
With Planning Permission  
Contemporary

