



## Residential Plot for sale in Estepona, Estepona

1,500,000 €

Reference: R5316202 Plot Size: 1,644m<sup>2</sup>





## Costa del Sol, Estepona

### OPPORTUNITY FOR DEVELOPERS – VALLE ROMANO (ESTEPONA)

Urban buildable property for sale located in the Valle Romano sector, one of the most attractive residential expansion areas in Estepona.

Currently there is one plot, with development potential and future subdivision possibility into up to 4 units, subject to current urban planning regulations.

#### KEY DETAILS

- Plot 1 + Plot 2 : 1,029.63 m<sup>2</sup> + 615 m<sup>2</sup>
- Total surface area approximately: 1,644 m<sup>2</sup>
- Classification: Urban Land – buildable plot-
- Location: Valle Romano Sector

#### LEGAL STATUS

Transferred free of tenants and occupants.

#### DEVELOPMENT POTENTIAL

- Project of independent villas
- Small-scale residential development
- Strategic investment in a growing area
- Possibility of future subdivision into 4 plots according to technical study

All building parameters will be subject to technical verification and municipal approval.

#### LOCATION

Valle Romano is a consolidated area next to the golf course, with quick access to:

- Estepona Town Center
- Beaches
- A-7
- Marina

Area in full residential expansion with high demand both nationally and internationally.

#### IDEAL PROFILE

Developers

Urban land investors

High-value villa developers



An opportunity to acquire two strategic properties with development potential in one of the most promising sectors of Estepona.

For more information, urban planning documentation or visit, do not hesitate to contact me.

Need financing for the purchase or renovation We assist you without obligation with a personalized study.



## Features:

### Orientation

South  
West  
South West

### Condition

Excellent

### Views

Sea  
Mountain

### Utilities

Electricity  
Drinkable Water  
Gas

### Setting

Beachside  
Urbanisation  
Close To Sea

### Category

Holiday Homes  
Investment  
Resale