

## Commercial Premise for sale in Estepona, Costa del Sol

26,007 m<sup>2</sup> Plot  
€ 55 IBI



### Property Description

Rustic buildable plot of land for sale very close to Estepona city. Possibility of building a house of up to 500 m<sup>2</sup>: 250 m<sup>2</sup> below ground level (basement floor); ground floor of 125 m<sup>2</sup> and upper floor of 125 m<sup>2</sup>.

With 26,007 m<sup>2</sup> (2.60 hectares), located in the lower part of Sierra Estepona, in Loma del Esparragal, 3 minutes by car from the AP-7 motorway and 10 minutes from the Estepona promenade. A large part of the perimeter is fenced; access through a robust security gate.

The land has a water meter, and is part of the Irrigation Community of El Esparragal (Estepona). Electricity: it is very easy to carry the connection into the plot.

After the approval of Decree 550/2022, of November 29, the Junta de Andalucía allows the construction of houses on rustic land, provided that the plot has at least 2.5 hectares of surface (25,000 m<sup>2</sup>), without obligation for the houses to be linked to the agricultural exploitation of the land. This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. See Article 91 of the Decree for single-family, not linked detached houses and Article 32 of the Decree for multi-family detached houses.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email: info@marbellaliving.com  
(procedure for authorization of extraordinary actions). Decree published in the BOJA on December

2, 2022.

**MARBELLA LIVING** SAVINGS FEES: included in the price

— Estate Agents —

NEARBY SERVICES:

Estepona beach: 10 minutes by car

Estepona old town: 10 minutes by car

Estepona port: 10 minutes by car

Aldi, Lidl and Mercadona supermarkets: 6 minutes by car

Estepona Golf, Azata Golf, Valle Romano Golf: 10-12 minutes by car

**€ 850,000**

Ref: LH535

## Commercial Premise for sale in Estepona, Costa del Sol

