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■■■■■■■■ ■ New Golden Mile

■■■■■■■■■■■■: R4713469

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■■■■■■■■■:Strategic Commercial Development Plot on Estepona's New Golden Mile with 1,600 m² 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 m² in total, combining around 2,000 m² of commercial land with roughly 2,500 m² of rustic land, and allows for a maximum buildable area of 1,600 m², 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.

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None, ■■■■■■■■■ ■■■■■■ ■■■■■, None, ■■■■■■■ ■ ■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■ ■■■■■, ■■■■■■■■ ■■■■, None, Alarm system, 24H Security, ■■■■■■■■■■■■ ■■■■■■, Beachfront, Holiday Home, Investment, Luxury, Resale