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■■■■■■■■ ■ Estepona

■■■■■■■■■■■: R4981426

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■■■■■■■■■:Strategic Asset in Estepona – 59 Hectares with High Development and Appreciation Potential A unique investment opportunity in a 59-hectare rural estate located just 8 km from the coast of Estepona, in one of the most rapidly expanding and high-potential areas of the Costa del Sol. This asset stands out for its strategic location, complete privacy, and spectacular open views towards Gibraltar and the surrounding natural landscape, positioning it as a truly distinctive product within today's market. Phased Development Potential The property currently has a project in progress for the development of a first luxury villa of 522 m², representing the initial phase of construction. Upon completion of this first phase, there is the possibility to apply for permits for a second phase of development, followed by a third construction phase, allowing for a progressive, phased development strategy that can be optimized both financially and from an urban planning perspective. This structure makes the asset particularly attractive for investors seeking to maximize mid- to long-term returns, with the flexibility to scale investment over time. Segmentation and Development Potential There is currently an ongoing process to obtain approval for the segregation of the estate into 4 independent plots, each of approximately 15 hectares, opening the door to multiple development strategies, such as: High-end detached villas Boutique residential projects Long-term capital investment with strong appreciation potential Key Value Drivers The estate benefits from abundant water resources, with proximity to the Castor River, ensuring sustainability, strong landscape value, and viability for premium developments. Unlike most assets in the area, this property offers a rare scale and level of exclusivity on the Costa del Sol, with a value comparable to a standard villa plot, yet with significantly higher development potential, privacy, and return on investment. Investment Summary A unique opportunity for developers and investors seeking: Phased development with controlled capital deployment Strong capital appreciation potential A distinctive, high-end product Strategic location on the Costa del Sol Opportunities of this calibre are extremely limited in today's market.

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