+34 610 31 79 42 info@estepona-invest.es

■■■■■■■■ ■ La Duquesa

■■■■■■■■■■■■: R5333131

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■■■■■■■■■:LARGE RUSTIC PROPERTY WITH GREAT POTENTIAL IN THE LA DUQUESA AREA - MANILVA

We present this interesting rustic property located in the Martagina district, within the municipality of Manilva, very close to the La Duquesa area. A charming property with multiple possibilities, situated in a peaceful natural setting yet just minutes from the coast. The property has a total area of ■■35,642.80 m², with approximately one-sixth designated for irrigated land and the remainder being dryland, currently wooded. This ample land offers numerous possibilities, whether for developing an agricultural project, enjoying a private natural space, or creating a rural retreat near the sea. There is an approximately 120 m² building on the property, currently undergoing renovation, which provides the opportunity to remodel or redesign the existing structure to adapt it to new needs. A key differentiator of this property is its classification as a sports zone, which significantly expands its potential uses. This designation allows for the development of sports and leisure projects, such as the creation of private or professional sports facilities (tennis or padel courts, training fields, sports circuits, an equestrian center, or riding club), as well as spaces focused on wellness and health, such as yoga studios, sports retreats, or outdoor activities. It also opens the door to initiatives related to active or rural tourism, combining nature, sports, and accommodation, making this property an attractive opportunity for both personal use and investment. One of the most noteworthy aspects is that the property is already prepared for utility connections, with the necessary infrastructure already in place from the road to facilitate access to electricity and water, which greatly simplifies any future development projects. The location perfectly combines tranquility with proximity to the coast. In just 5-10 minutes by car, you can reach Puerto de La Duquesa, with its marina, restaurants, and nautical atmosphere. The beaches of La Duquesa and San Luis de Sabinillas are also just a few minutes away, offering supermarkets, shops, schools, and all the necessary amenities for daily life. The center of Estepona is approximately 15 minutes away by car, while Sotogrande, known for its marina and prestigious golf courses, is about 20 minutes away. This property is unique in its size, location, and versatility, making it ideal for both private use and for developing a high-potential project on the Costa del Sol.

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