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■■■■■■■■■:Golf-Front Plot at El Campanario, Estepona 3,776 m² | Private Cul-de-Sac Corner | Panoramic Views | South-West Facing This plot represents a magnificent investment opportunity in one of the most privileged locations on the Costa del Sol: front-line to El Campanario Golf Course, in the heart of Estepona's New Golden Mile. **The Plot and Its Immediate Surroundings** Spanning 3,776 m², the plot occupies a unique cul-de-sac position, affording exceptional privacy and virtually no through traffic. As clearly visible in the aerial photography, the western boundary sits in direct contact with the golf course, whose immaculate fairways, centuries-old olive trees and tropical palms unfold literally at the foot of the land. The south-west orientation ensures abundant afternoon sunlight and unobstructed open views across the greens. The plot is home to a dense and lush Mediterranean and subtropical landscape, with mature Washingtonia palms of impressive stature that lend the site a singular botanical character. This existing vegetation could be strategically integrated into any high-end landscaping and architectural project. **A Neighbourhood in Full Transformation** The aerial images clearly capture the intense development activity surrounding the plot: completed contemporary villas with private pools and solar panels, new residential projects under construction, active cranes and high-end developments underway. El Campanario is experiencing one of the most dynamic investment moments anywhere on the Costa del Sol — and this plot sits at the very epicentre of that transformation. From the site, the panoramic views take in an exceptional landscape: to the north, the imposing silhouette of the Serranía de Ronda mountains; to the south, glimpses of the Mediterranean shimmering between the rooftops; and in the foreground, the perfect green carpet of the golf course flanked by luxury villas and ancient trees. The club's sporting facilities — clay tennis courts, golf course and landscaped gardens — are clearly visible from the plot, reinforcing the exclusive country club character of this setting. **A Blank Canvas for Premium Development** The plot's planning flexibility opens the door to two major development paths: **Option A — Mixed Commercial and Residential Use** Up to 2,000 m² of buildable area, divided into 1,200 m² for commercial use and 800 m² for residential. An ideal combination for a project blending exclusive amenities with luxury residences, perfectly aligned with the profile and expectations of the clientele this premium environment attracts. **Option B — Luxury Hotel Resort** A hotel development of 2,000 m² built area, with the possibility of extending by a further 25%, reaching a total of 2,500 m². An exceptional opportunity to create a boutique hotel or luxury resort on the golf front line, in one of Europe's most sought-after tourist destinations. **An Unrivalled Location on the New Golden Mile** El Campanario Golf & Country Club, designed by renowned Spanish professional golfer Manuel Piñero, offers members and guests a Mediterranean restaurant, spa, gym, heated pool, padel and tennis courts, and a country club atmosphere that is hard to match anywhere on the Costa del Sol. Combined with outstanding connectivity to Estepona, San Pedro de Alcántara, Marbella, Puerto Banús and Málaga Airport — all within 30 minutes — this plot stands as a truly first-class investment asset.

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