



## BAULAND MIT

📍 Estepona

**REF# R4797538 – 255.000€**



Schlafzimmer



Bäder



166 m<sup>2</sup>  
Built



503 m<sup>2</sup>  
Bauland

Discover this plot for sale in La Boladilla Estepona. Just meters from the beach, this 503 sqm urban plot offers the chance to build your dream home. With a buildable area of 166m<sup>2</sup>, you can design a custom home to your specifications. The plot also allows for a basement and a private swimming pool to enjoy year-round sunshine.

Located on the New Golden Mile of Estepona, a short walk from the beach and close to El Coto golf course, parks, restaurants, and beach clubs.

Easy motorway access puts you just 5 minutes from Estepona and 10 minutes from Marbella.

Additional benefits include:

- Underground high voltage cables
- Upcoming installation of an acoustic screen for noise reduction
- Taxed at 7% ITP instead of 21% VAT

New apartments in the area are selling from 700,000€ + VAT).

Don't miss out—contact us now to seize this investment opportunity!