



## BAULAND MIT

📍 Estepona

REF# R4812751 – 255.000€



Schlafzimmer



Bäder



350 m<sup>2</sup>  
Built



1000 m<sup>2</sup>  
Bauland

Unique Opportunity in Estepona: We present an exclusive urban plot of 1,000 m<sup>2</sup>, located in the prestigious Puerto Romano Urbanization. This plot stands out for its privileged south orientation and its position at the end of the street, offering privacy and tranquility.

### Highlights:

**Completely Flat Surface:** The plot has been leveled and an impressive breakwater wall has been built that not only ensures the stability of the land, but also enhances the panoramic sea views, extending over 180 degrees.

**Strategic Location:** Just three minutes from the Equestrian School, five minutes from the Laguna Beach

beach club and ten minutes from the center of Estepona, combining convenience and accessibility with a serene and exclusive environment.

Urban Development in Process:

The urbanization is in the final phase of consolidation after years of meticulous management. With the budget approved by the residents' board and the municipal approval, the plans for the adaptation of infrastructures through the Cooperation system by the Estepona Town Hall are being finalized.

It is anticipated that, once these procedures are completed and the contract with the urbanizing company is approved, the licenses for new construction and reforms that were paralyzed will be reactivated, opening new opportunities for investors and builders.

Land Potential:

This plot is ideal for both investors looking to develop an exclusive residential project, as well as for those who wish to build the house of their dreams in a privileged environment with sea views.

**\*\*Do not miss this investment opportunity in one of the most exclusive residential areas in the world.**