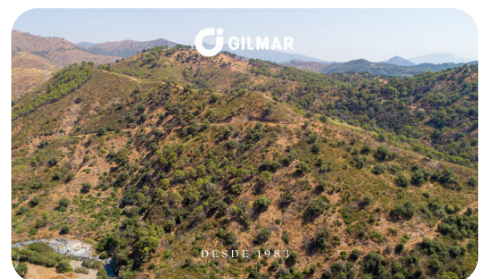


Rustic-country plot for sale in Estepona Este - Málaga

Estepona Este, Málaga

Reference: 213134



1,500,000 €

3 €/m²



590195 m²

Description

Set in a privileged natural location in Estepona, close to the Castor River, this extraordinary country estate offers a rare combination of privacy, natural resources, strategic location and long-term potential.

A true oasis for those seeking peace, nature and complete privacy, while remaining within easy reach of Estepona. The estate is approximately 20 minutes from the beaches, restaurants, international schools, amenities and the centre of Estepona, with convenient access to Marbella and Puerto Banús.

The property benefits from exceptional water resources, including two private wells, irrigation

rights and the right to draw water from the Castor River, which runs along one of its boundaries. The estate also has water and electricity supplies, providing particularly interesting conditions for a variety of agricultural uses and rural-oriented projects.

The property also has a strong agricultural heritage, having previously been home to vineyards and currently featuring palm trees and fruit trees. Its land, water resources and irrigation rights provide considerable flexibility for different agricultural projects and activities connected to the surrounding rural environment.

The main access is currently via Forest Hills,

Description

considered the most convenient route to the estate. In addition, there is a commitment from the local municipality to improve the road along the lower part of the property, which could further enhance accessibility in the future.

Project & Development Potential

The property has a planning and development project currently in progress, with the corresponding licence application to follow once the relevant administrative procedures have been completed.

As part of the estate's development strategy, a separate plot of approximately 30,000 m² has already been segregated. Located towards the upper part of the property, this plot benefits from its own access. The segregation is currently pending registration with the Land Registry, after which the intention is to continue with the relevant planning and licensing process.

The property is currently structured into several plots, including approximately 30,000 m², 489.000 m² and 10,000 m² approx. At the highest point of the estate, there is also a project for an impressive luxury villa of approximately 500 m², designed by the prestigious Villarroel-Torrico architectural

studio, renowned for high-end projects throughout the Costa del Sol. The villa has been positioned to make the most of the property's exceptional panoramic views across the surrounding natural landscape.

Given its extraordinary scale and characteristics, the estate offers considerable flexibility for different future concepts, ranging from agricultural projects and rural activities to exclusive residential concepts or sustainable tourism initiatives, always subject to the relevant technical and planning feasibility and the necessary administrative approvals.

The planned development of the new Starlite Estepona in the surrounding area adds further long-term appeal, within a part of Estepona that offers significant prospects for future transformation and appreciation.

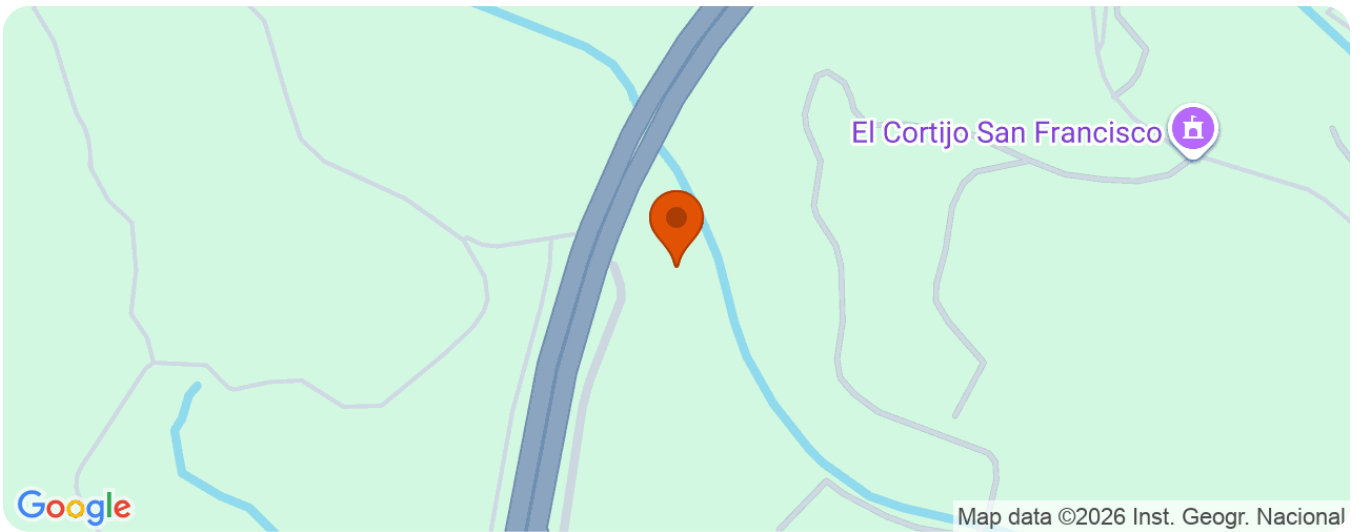
A truly unique Costa del Sol estate for a buyer with vision, offering exceptional scale, complete privacy, abundant water resources, an established agricultural heritage, excellent access and significant long-term potential, all within easy reach of Estepona and the main destinations of the Costa del Sol.

Photographs





Location and points of interest



The property location is approximate. Contact us for more information.