

## Участки

Estepona



Комнат: 0

Ванных: 0

М²: 0

Цена: 338 900 €

Статус: Продажа

Тип недвижимости:  
Участки

Референция: R4257427

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Описание: This exceptional residential plot, nestled in Estepona's prestigious Seghers area, offers a unique opportunity for those seeking a prime location for their dream home. Spanning nearly 600m<sup>2</sup> with a buildable area of 329m<sup>2</sup>, the south-oriented plot boasts stunning sea views and is ideally situated within walking distance to the beach, amenities, and the Marina. Key Features: Desirable Location: Located in the established residential community of Seghers, renowned for its privately owned villas, townhouses, and apartments. The plot sits near the western end of Avenida del Carmen, close to the N340/A7 ring road and less than 3 km from exit 153 of the AP7 motorway. Estepona's charming old town, bustling streets, and squares are easily accessible, enriching your living experience. Proximity to Key Destinations: Just 200m from the beautiful Playa del Cristo, known for its shallow waters and family-friendly beach bars. The Estepona Fishing Port and the extended promenade are nearby, offering leisure and dining experiences. Estepona's historic center is a mere 5-minute drive, while Puerto Banus in Marbella and Malaga airport are conveniently 20 and 50 minutes away, respectively. Licensed Project for a Modern Villa: The plot comes with a building license and a project for a single-family villa featuring an infinity pool. The planned modern family home, approximately 160m<sup>2</sup> distributed over 2 floors, includes a spacious living and dining room with large French windows opening to the terrace, a separate kitchen, and bedrooms with en-suite bathrooms. The top floor features a shared terrace with a spiral staircase leading to a solarium. A basement level adds an additional 140m<sup>2</sup>, offering parking for 4 cars, a storage room, and a maintenance room. Community Amenities: Seghers is not just about the homes; it's a community with shops, restaurants, a large park, a social clubhouse with a swimming pool, scuba diving facilities, tennis courts, and much more. Included in the price is the

geotechnical study of the land, enhancing the readiness for construction. This plot represents not just a piece of land but the foundation for a lifestyle in one of Estepona's most coveted areas. Interested in learning more or arranging a visit? Contact us – we're eager to assist you in making your dream home a reality.

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Особенности:

None, None