



**600.000 €**

**RESIDENTIAL PLOT IN ESTEPONA**

Estepona

REF# R5419285

|      |       |                    |                    |
|------|-------|--------------------|--------------------|
|      |       | 514 m <sup>2</sup> | 129 m <sup>2</sup> |
| Beds | Baths | Built              | Plot               |

Unique Investment Opportunity in the Old Town

Just a few steps from the Town Hall, in one of the most emblematic areas of the Old Town, this outstanding opportunity is available for investors and developers.

The property consists of an old house situated on a 132 m<sup>2</sup> plot, offering significant development potential.

There is the possibility to construct a ground floor plus four upper floors (G+4) with the following approximate buildability:

Ground floor: 100% plot occupancy.

First floor: 70-90% buildability.

Second, third and fourth floors: 70% buildability.

Its prime location, close to the Town Hall and all essential amenities, makes this property an exceptional opportunity for the development of residential units, tourist apartments, or a high-value...

