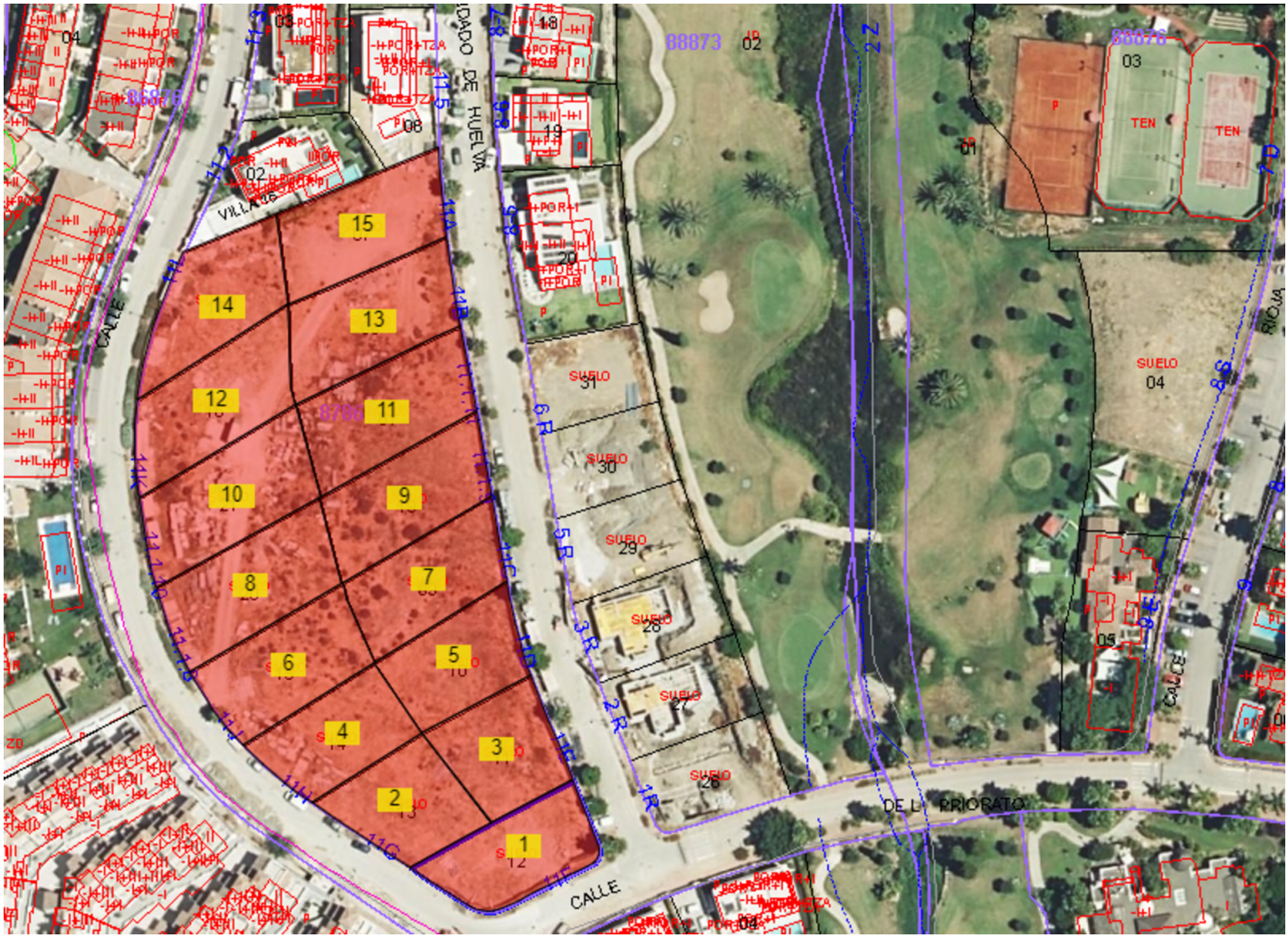
+34 952 163 979 info@goldensunset.es

■■■■■■■ ■ Estepona ■■■■■■■■■■: 96300316P



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M²: 9 771

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■■■■: 8 000 000 €

■■■■■ ■■■■■■■ : 4th ■■■■■■■ 2026













■■■■■■■■:Exclusive Residential Development Opportunity

We present an Exclusive Residential Development Opportunity aimed at investors and developers seeking a high-yield asset in one of the most sought-after areas of the Costa del Sol.

Located in the prestigious area of El Campanario / Atalaya / Bel-Air (Estepona, on the border with Benahavís and Marbella), this fully serviced plot spans a total area of 9,751.01 m², divided into 15 independent plots, fully segregated and ready for the immediate construction of contemporary luxury detached villas.

Strategic Location and High-End Environment

The property enjoys an enviable location in the heart of the "Golden Triangle" (Marbella, Estepona, and Benahavís), surrounded by the region's most exclusive residential developments and complexes:

Prime Developments & Resorts: Just minutes from renowned enclaves such as Villa Padierna Resort & Los Flamingos Golf, La Alquería, Atalaya Golf & Country Club, Guadalmina Alta / Baja, and El Campanario Golf & Country House.

Local Amenities: A fully established area within close proximity to international schools (such as Atalaya International School), supermarkets, shopping centers, and select beach clubs.

Connectivity: Excellent access to the A-7 and AP-7 highways, located just 5 minutes from Puerto Banús, 10 minutes from downtown Marbella, and 45 minutes from Málaga International Airport.

Key Planning Parameters

The property comes with all urbanistic and technical documentation fully regulated, allowing for a secure legal framework to initiate the licensing and construction process:

Total Plot Area: 9,751.01 m²

Number of Plots: 15 segregated units

Building Ratio (Edificabilidad): 0.40 m²/m² (approx. 3,900 m² total buildable area)

Maximum Site Coverage: 30%

Permitted Typology: Ground floor + 1 floor (Maximum height: 7.00 m)

Plot Limits: Minimum plot size 400 m² | Minimum frontage 8 m | Minimum depth 15 m

Setbacks: 3 m from private and public boundaries

These urban planning parameters allow for the development of a cohesive collection of modern boutique detached villas, each featuring generous private plots, terraces, landscaped gardens, and individual swimming pools.

List of the 15 Plots

This asset represents an ideal opportunity to undertake a turnkey, high-value-added residential project, guaranteeing strong demand from both end-buyers and international investors.

[redacted]:

[redacted], [redacted], [redacted] [redacted] [redacted]