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■■■■■■■ ■ Cancelada, Estepona ■■■■■■■■■■: bella00209

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M²: 594

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[redacted]:Excellent investment opportunity in an urban plot located in one of the fastest-growing and most promising areas of the Costa del Sol: the New Golden Mile, in the area of Cancelada, Estepona. The property enjoys a privileged location next to the N-340 national road heading towards Estepona, providing excellent visibility and easy access.

The plot benefits from a corner position, with access from two streets—an especially valuable feature for both residential and commercial developments, as it offers greater flexibility in design and optimal use of the available space.

The plot allows the construction of ground floor, first floor, and second floor. The current owner will retain the built area on the ground floor for two commercial premises, covering the proportional cost of that part of the construction. The first and second floors are for sale and would be developed at the expense of the new owner.

From an urban planning perspective, the plot offers:

Main use: Residential, making it an excellent option for the development of homes in an increasingly sought-after area.

Complementary uses: Educational, cultural, and sports facilities.

Compatible uses: Hotel, offices, retail, and hospitality, offering a wide range of possibilities for investors and developers.

Maximum buildability: 2.04 m²t/m²s, allowing the development of a project with significant potential in a well-established and continuously expanding area.

Location is another of the property's major highlights. The plot is only a 5-minute walk from the beach, 5 minutes by car from the center of Estepona, and approximately 10 minutes from Marbella, placing it in a strategic position between two of the most important destinations on the Costa del Sol.

In addition, the surrounding area offers all the necessary amenities for everyday living, including large supermarkets, pharmacies, restaurants, gyms, public transport connections, and a wide variety of shops, further enhancing the convenience and value of the location.

In summary, this is an excellent opportunity to develop a residential or commercial project in one of the fastest-growing areas of the Costa del Sol, combining a strategic location, excellent accessibility, and multiple urban development possibilities.

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