



## Residential Plot for sale in Estepona, Estepona

1,300,000 €

Reference: R5052553 Plot Size: 85m<sup>2</sup> Build Size: 575m<sup>2</sup>





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## Costa del Sol, Estepona

Incredible opportunity to build a six-story apartment building with a rooftop and pool in the center of Estepona, just 50 meters from the beach (second line). Close to the new Mirador building and the port of Estepona, and 400 meters from the old town. Ideal for investors/buyers who wish to complete the development and then use the property as they wish. If you are an investor, use the entire building for short-term rentals and maximize your return on investment (ROI) without construction restrictions from other owners. The rental ROI is projected at a net 10% per year after expenses. The plot has all the licenses and is ready to start building tomorrow; all the necessary documentation is in order. The builder's prices are also fixed for the project if you wish to work with the builder we selected or with your own builder if you prefer. The project is put in a specific company only for this land plot and build, so the buyers can take over the company shares without any new registration or notary costs to transfer the plot. Saving time and expenses. Contact us for more information or to visit the plot.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Double Glazing  
Fitted Wardrobes  
WiFi  
Near Church  
Fiber Optic

### Views

Sea  
Street  
Urban

### Pool

Communal  
Heated

### Security

Entry Phone

### Orientation

South

### Setting

Beachside  
Close To Sea  
Town  
Port

### Furniture

Not Furnished

### Parking

Street

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted

### Utilities

Electricity  
Telephone  
Photovoltaic solar panels  
Gas  
Solar water heating

### Category

Investment  
Off Plan