



# Commercial Plot for sale in New Golden Mile, Estepona

2,750,000 €

Reference: R4713469 Plot Size: 4,410m<sup>2</sup> Build Size: 1,600m<sup>2</sup>





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## Costa del Sol, New Golden Mile

Strategic Commercial Development Plot on Estepona's New Golden Mile with 1,600 m<sup>2</sup> Buildability

On Estepona's New Golden Mile, where higher-end development continues to reshape the area, this commercial plot offers a combination that is increasingly difficult to source: a strategic location, a flat and largely square footprint, and clear development parameters that support real commercial planning rather than speculative noise. The plot comprises approximately 4,412 m<sup>2</sup> in total, combining around 2,000 m<sup>2</sup> of commercial land with roughly 2,500 m<sup>2</sup> of rustic land, and allows for a maximum buildable area of 1,600 m<sup>2</sup>, with up to three levels including basement and a maximum height of 10 metres.

Its position places it within walking distance of the beach and close to restaurants, supermarkets, pharmacies and the wider day-to-day infrastructure of the New Golden Mile, making it especially relevant for operators who need access, visibility and a location already surrounded by an established and expanding residential catchment. The site is presented as particularly suitable for concepts such as senior living, a supermarket, a hotel or other service-led commercial uses, always subject to the relevant licences and planning approvals. An adjoining plot with very similar characteristics is also available separately at the same price, which may be of interest to buyers seeking additional scale or a phased development strategy.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Ensuite Bathroom  
 Double Glazing  
 24 Hour Reception  
 Solarium  
 Gym  
 Sauna  
 Bar  
 Restaurant On Site  
 Car Hire Facility  
 Day Care  
 Near Mosque  
 Near Church  
 Basement  
 Fiber Optic  
 Access for people with reduced mobility

### Setting

Commercial Area  
 Close To Golf  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Town

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Covered

### Orientation

South  
 West  
 South West

### Condition

Excellent

### Garden

Communal

### Utilities

Electricity  
 Drinkable Water  
 Photovoltaic solar panels  
 Solar water heating

### Views

Sea  
 Mountain  
 Panoramic  
 Garden  
 Urban

### Furniture

Optional

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Electric Blinds  
 Entry Phone  
 Safe

### Category

Holiday Homes  
 Investment  
 Bargain  
 Beachfront  
 Cheap  
 Luxury  
 Resale  
 With Planning Permission  
 Contemporary

