info@eternityhomespain.com
+34 651 484 210

ESTEPONA

sypialnie	■azienki	fabu■a m²
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ZIEMIA W ESTEPONA

Magnificent plot of land of 24,135 m² in Estepona, with water, electricity, and both rustic and industrial zoning, located in a strategic area that offers great potential for various projects. With its exceptional features and privileged location, this property allows for a wide range of development options. Possible uses for the land: 1. **Equestrian center**: Ideal for creating a horse-related business, with facilities such as stables, riding arenas, and other spaces designed for equestrian activities and horse breeding. 2. **Agricultural or livestock business**: The plot is perfect for agricultural or livestock projects, taking advantage of its agricultural zoning for production and animal breeding. 3. **Outdoor sports and rural activities**: An extensive plot surrounded by nature, offering ample opportunities for outdoor sports such as motocross, quads, paintball, mountain bike trails, and sports circuits, making it a perfect destination for lovers of rural adventure activities. Key features: - **Excellent location**: Situated in the El Padron area, just 1 km from the sea and 10 minutes from the center of Estepona. With direct access from the A-7 motorway, it connects easily to Estepona (3 km), Puerto Banús (10 km), and Málaga (75 km), ensuring excellent communication and proximity to services and tourist areas. - **Panoramic views**: The plot is located on a hill with a gentle slope, offering spectacular views of the surrounding landscape, the sea, and the coast. - **Industrial use allowed**: The lower part of the plot is classified as industrial land, allowing the construction of industrial warehouses, storage facilities, or other industrial buildings, expanding the options for developing various types of businesses. - **Accessibility and convenience**: The property has two private access points and ample parking space, making it easy to access and suitable for businesses that require large amounts of traffic or for setting up activity centers. This land is a unique opportunity for those seeking a property with great versatility, in an exceptional location on the Costa del Sol. Perfect for business projects, recreational activities, or those wishing to take advantage of its natural beauty and excellent connectivity to other points of interest.

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