



**Property type :** Plot

**Location :** Manilva

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** Southwest

**Views :** Sea views

**Plot area :** 1869 m<sup>2</sup>

#### Build Your Dream Villa with Stunning Sea Views!

Imagine waking up to breathtaking sunsets and the sound of waves lapping at the shore. This southwest facing building plot offers an idyllic setting between the charming town of Estepona and the prestigious Puerto Sotogrande. Enjoy a leisurely stroll to the beach in just 15 minutes or take a quick 3-minute drive for a refreshing dip in the Mediterranean Sea.

#### Location, Location, Location!

Minutes from Everything: Puerto Sotogrande, with its world-class marina and vibrant nightlife, is a convenient 10-minute drive away. Explore the shops and restaurants of Estepona in a 21-minute drive, or venture further to the bustling Puerto Banús (33 minutes) or Marbella (40 minutes).

Easy Access: Travel with ease with Gibraltar Airport just 38 minutes away and Malaga Airport within a manageable 1 hour and 10 minutes.

#### Craft Your Dream Oasis: Whole Plot or Subdivided Options

This exceptional 2,939 sqm plot presents a unique opportunity to secure a prime location for your dream villa. Owning the entire plot maximizes your privacy, guarantees unobstructed panoramic sea views for ever and allows for a more expansive living space with unmatched outdoor possibilities. For those seeking a luxurious estate, acquiring the whole plot is our strongest recommendation. However, we also understand that some may prefer a more manageable footprint. The option remains to choose just one of the two generous subdivided plots.

1.869m<sup>2</sup> plot (panoramic sea view) 400€/m<sup>2</sup> = 747.600€ plus VAT

1.070m<sup>2</sup> plot (partial sea view) 400€/m<sup>2</sup> = 428.000€ plus VAT

Both plots together:

2.939m<sup>2</sup> plot (panoramic sea view) 400€/m<sup>2</sup> = 1.175.600€ plus VAT

#### Turnkey Solution Available:

Simplify the building process with our turnkey villa solution. Collaborate with award-winning Spanish architects and a Swiss project management team to ensure your dream becomes a reality.

Don't miss this opportunity to own a piece of paradise! Contact us today for more information or to schedule a viewing.

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**GOBIERNO DE ESPAÑA** MINISTERIO DE ECONOMÍA Y ASUNTOS SOCIALES  
**AGENCIA ESPAÑOLA DE CÁDASTRO**

**CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE**  
Referencia catastral:

**DATOS DESCRIPTIVOS DEL INMUEBLE**

Clase: URBANO  
Uso principal: Suelo sin edif.  
Superficie construida:  
Año construcción:

**PARCELA**  
Superficie gráfica: 1.868 m<sup>2</sup>  
Participación del inmueble: 100,00 %  
Tipo:

Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del Acceso a datos catastrales no protegidos de la SGC.

Jueves, 12 de Mayo de 2022