



**Property type :** Plot

**Location :** Estepona

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** Southwest

**Views :** Sea views

**House area :** 92 m<sup>2</sup>

**Plot area :** 92 m<sup>2</sup>

✓ Close to sea



Land with Ruins, Estepona (Malaga), Costa del Sol.\*\*

Land area: 92 m<sup>2</sup>. Possibility to construct up to 469 m<sup>2</sup> in total

The price includes four adjacent properties, which are currently registered under a single cadastral number and have a "Basic Project" approved by the Official College of Architects of Malaga (COA of Malaga).

Building Description According to the Project\*\*

The building in question, currently in the project phase, presents several configuration possibilities per floor:

\*\*Ground floor: Option to include a commercial space of 29 m<sup>2</sup> and a garage of 20 m<sup>2</sup>. Alternatively, this floor could be configured with two commercial spaces, one of 22 m<sup>2</sup> and another of 18 m<sup>2</sup>.

\*\*First floor: Could accommodate an office of 49 m<sup>2</sup> with a separate bathroom of 7 m<sup>2</sup> and a terrace of 14 m<sup>2</sup>, totaling 77-79 square meters of built-up area. Another possibility would be to divide this space into two offices, one of 24 m<sup>2</sup> and another of 22 m<sup>2</sup>, sharing a common bathroom in the corridor and a common terrace of 3.5 m<sup>2</sup>.

\*\*Second floor: One or two offices with 45-46 m<sup>2</sup> is an option, and the other option of 49 m<sup>2</sup> with a terrace of 14 m<sup>2</sup> and a bathroom of 7 m<sup>2</sup> along with a corridor of 6-8 m<sup>2</sup>. Alternatively, it could be configured with two offices, each of 22 to 24 m<sup>2</sup>, sharing a terrace of 3.5 m<sup>2</sup>.

\*\*Third and fourth floors: These two floors could accommodate a duplex apartment with three or four bedrooms and a total area of approximately 140 square meters, plus additional terraces.

\*\*Top floor: Would be dedicated to a solarium belonging to the apartment, with an area of 50-52 m<sup>2</sup>. The terrace on this top floor could be up to 70 square meters, depending on the configuration of the selected project.

To date, two different projects with various floor configurations have been developed, which can be modified by the client on an individual basis as requested.

In total, approximately 469 m<sup>2</sup> could be constructed.

Across the street, a new municipal project will be developed on San Lorenzo Avenue, between the new Town Hall, the promenade, and the urban center, contemplating its exterior redevelopment to create another large pedestrian boulevard with leisure and commercial spaces; as well as the creation of an underground parking lot with capacity for more than 300 vehicles with the system of the municipal parking network at a cost of 1 euro per day for the user.

Position: City, Close to Shops, Close to the Sea, Close to Schools.

Orientation: Southwest.

Condition: Requires Restoration.

Views: Sea, Urban.

Category: Investment.

