



**Property type :** Plot

**Location :** Estepona

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** South

**Plot area :**

67 m<sup>2</sup>

✓ Close to sea

✓ Not furnished

A unique opportunity to build your home right in the heart of Estepona's old town! This charming corner plot boasts 14 linear meters of frontage, ensuring the optimal use of every square meter on its 67 m<sup>2</sup> surface. Additionally, it offers the possibility of dual independent access from two different streets, perfect for developing two separate dwellings if desired.

**MAGNIFICENT VIEWS** of Los Remedios church and Sierra Bermeja (C/Torrejón and C/María Espinosa).

**INCREDIBLE LOCATION** just a 3-minute walk to the beach and 100 meters from Plaza de las Flores.

**READY TO BUILD:** Two adjacent plots with independent land registry entries totaling 67 m<sup>2</sup>. For a single-family home, you can build ground floor + 2 floors; as a tourist apartment, you can build ground floor + 3 floors.

**VERY VERSATILE:** Possibility to build a 160 m<sup>2</sup> house, or two single-family homes, or a home with a rental studio, with entrances from two different streets.





