



**Property type :** Plot

**Location :** Selwo

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Views :** garden

**House area :** 210 m<sup>2</sup>

**Plot area :** 838 m<sup>2</sup>

Located in a well-established recently built urbanization, this plot is in an area of utmost tranquility, just steps away from the prestigious ATLAS American School and a 10-minute walk from the beach. With direct pedestrian access to the beach and all the necessary services for your daily life at hand, this plot offers a perfect combination of comfort and exclusivity.

The total land area is 838 m<sup>2</sup>, with a buildable area of 210 m<sup>2</sup>. It is an urban land (plot) classified for single-family residential (villas), with the possibility of building up to two floors plus a basement. The plot is fully equipped with water, electricity, sewage, street lighting, and sidewalks, and is only 9 km from the center of Estepona, connected by the coastal corridor promenade.

The surroundings of the plot are equally attractive, surrounded by points of interest such as the Hospiten hospital, the Atlas international school, and a new sports center. Additionally, it is just minutes away from La Resina Golf & Country Club, offering all the advantages of living in a villa surrounded by nature. This location is ideal for those looking to combine leisure, sports, nature, and relaxation.

Estepona is currently one of the areas with the highest growth and appreciation on the Costa del Sol. Soon, a large public green area and green spaces will be developed near the plot's location along the Las Cañas stream, where a park will be created, allowing for pleasant walks or bike rides to the beach.

Don't miss this opportunity to acquire your plot in Selwo Hills and build the house of your dreams in a privileged environment, with all the comforts and tranquility you have always desired.



