



**Property type :** Plot

**Swimming pool :** No

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

**Location :** Selwo

**Views :** garden

**Plot area :** 836 m<sup>2</sup>

**Bedrooms :** 0

**Bathrooms :** 0

Discover an exceptional opportunity to acquire a prime plot in the prestigious Selwo Hills area. Nestled within a well-established and recently developed urbanization, this plot is located in an idyllic and serene setting, just steps away from the renowned ATLAS American School and a short 10-minute stroll to the beach. Offering direct pedestrian access to the beach and all essential services within easy reach, this plot perfectly balances convenience and exclusivity.

The plot spans a generous 836 m<sup>2</sup>, with a buildable area of 210 m<sup>2</sup>. Designated as urban land, it is zoned for single-family residential use, allowing for the construction of up to two floors plus a basement. The plot is fully serviced with water, electricity, sewage, street lighting, and sidewalks. Additionally, it is conveniently situated just 9 km from the heart of Estepona, with excellent connectivity via the coastal corridor promenade.

Surrounding the plot are numerous points of interest, including the Hospiten hospital, the Atlas International School, and a new sports center. Furthermore, it is only a few minutes away from La Resina Golf & Country Club, providing all the benefits of living in a villa amidst nature. This prime location is ideal for those seeking a lifestyle that combines leisure, sports, nature, and relaxation.

Estepona is experiencing significant growth and appreciation, making it one of the most sought-after areas on the Costa del Sol. A large public green space and park will soon be developed along the Las Cañas stream, enhancing the area with lush greenery and offering delightful walking and cycling paths to the beach.

Seize this unique opportunity to secure your plot in Selwo Hills and build your dream home in a prime location, offering all the comforts and tranquility you have always desired.



