



+ 34 951 69 00 74 + 36 620 249 227  
INFO@BAHIAESTATES.COM



## RESIDENTIAL PLOT FOR SALE IN NEW GOLDEN MILE

**Price:** 1,550,000 €  
**Ref:** R4425418  
**Bedrooms:** 6  
**Bathrooms:** 6  
**Built size:** 360 m<sup>2</sup>  
**Plot/Garden:** 1136 m<sup>2</sup>  
**Terrace:** 100 m<sup>2</sup>

Estepona, next to Costalita — exclusive plot just a few meters from the beach, with a contemporary villa project included in the price (construction costs not included).

**\*\*BUILDING LICENSE GRANTED\*\***

A unique opportunity to develop one of the most cutting-edge villas in the area. Prime location with immediate access to the A-7, ideally positioned between Puerto Banús and Estepona, in the heart of the New Golden Mile.

An unbeatable setting: walking distance to the beach and surrounded by all essential amenities —

restaurants, supermarkets, and shops.

The project includes a modern design villa featuring:

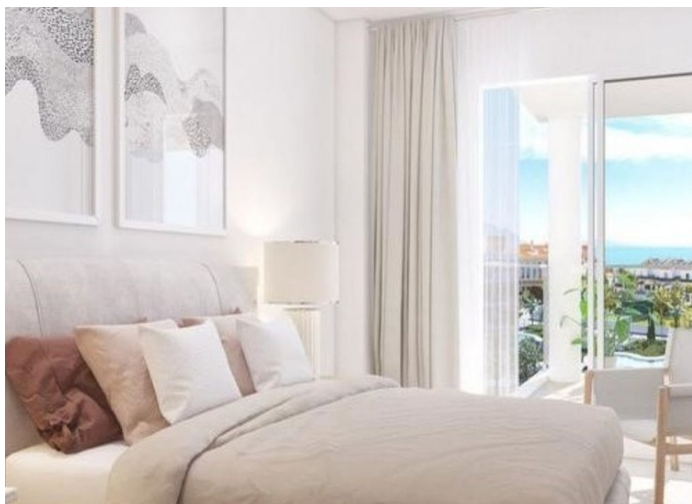
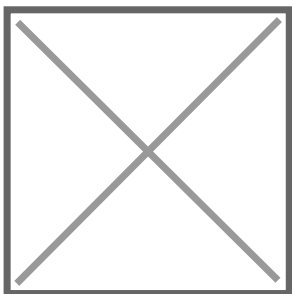
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Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requires to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th

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