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Land in Estepona

Reference: R5292049



Bedrooms: by request

Bathrooms: by request

M² Build size: 200

Price: 7,500,000 €

Status: Sale

Property Type: Land

Parking places: by request

M² Plot Size: 615,000

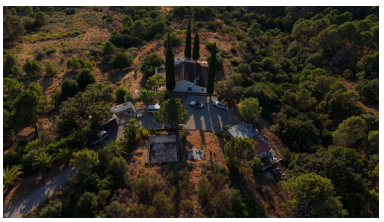












Overview:

Rarely does a land acquisition of such monumental scale and profound historical significance enter the global market. Presented exclusively by Luxury Realty, this magnificent legacy estate, encompassing a staggering 615,000 m² (approximately 61.5 hectares), offers an unparalleled investment opportunity on Spain's coveted Costa del Sol. To put its grandeur into perspective, this private domain is nearly one-third the total land mass of the Principality of Monaco, presenting an extraordinary "land bank" between the exclusive enclaves of Marbella and Estepona. Bordered by 3 kilometers of the pristine Rio Velerin and interwoven with 7 kilometers of private internal tracks, this is not merely a property; it is a blank canvas for a visionary developer or a private family office to sculpt the next generation of ultra-luxury living.

This estate is poised to become the "New La Zagaleta," offering the privacy, natural beauty, and potential for bespoke development that discerning high-net-worth individuals and pioneering developers crave. Its sheer size provides the ultimate luxury of space, allowing for the creation of a self-contained community, a sprawling private estate, or a landmark luxury resort that redefines exclusivity in Southern Spain.

Unlocking Unrivalled Development Potential: A Foundation of History and Legal Clarity

Beyond its breathtaking natural beauty and immense scale, this estate boasts a critical advantage for high-level development: a documented architectural footprint rooted in antiquity. A meticulously maintained 2002 property registry confirms the existence of several ruined houses and an entire abandoned village within the estate's boundaries. This historical record provides a vital legal basis and a significant head start for reconstruction and redevelopment, potentially streamlining planning processes and offering a unique narrative for future projects. This isn't speculative rural land; it's a site with proven historical habitation, offering a substantial de-risking factor for large-scale investment.

The immediate neighborhood already sets a precedent for unparalleled luxury. Adjacent areas have witnessed the successful development of palatial residences, some exceeding 15,000 square feet, mirroring the grand scale and exclusivity found in legendary developments like La Zagaleta. This establishes a clear market appetite for high-end properties within this precise locale, ensuring that any development on this estate will be perfectly aligned with a proven and lucrative demand.

The Three Master Plots: A Symphony of Strategic Investment Opportunities

The estate is thoughtfully segmented into three distinct "Master Plots," each presenting unique characteristics and boundless potential for tailored development:

Plot 1: Burca House (The Historical Heart)

Encompassing a colossal 450,820 m², this plot is home to the primary residence, believed to be constructed upon ancient Roman foundations. It represents the historical and agricultural soul of the estate, currently flourishing with olive groves, grapevines, and mango trees. This plot is ideal for a grand vineyard estate, a boutique agricultural resort, or a majestic private family compound, intertwining rich history with productive modern living.

Plot 2: Eagles Nest (The Panoramic Viewpoint)

At 95,000 m², this elevated terrain offers the most dramatic and awe-inspiring panoramic vistas. From this commanding position, one can admire the shimmering Mediterranean Sea, the iconic Rock of Gibraltar, and the distant, captivating coastline of Africa. "Eagles Nest" is destined for ultra-exclusive cliffside villas or a luxury hotel, where every residence or suite is guaranteed an unobstructed, spectacular view, catering to the most discerning buyers seeking visual grandeur.

Plot 3: The Amphitheatre (The Secluded Sanctuary)

Spanning 71,808 m², this plot features a unique natural bowl topography, creating an environment of unparalleled privacy and serene seclusion. Its natural acoustics are perfect for a secluded wellness retreat, a bespoke residential community designed for ultimate tranquility, or even a private cultural oasis. This plot offers a rare opportunity to create an exclusive world apart, shielded from external views and sounds.

A 2,150-Year Legacy: Unparalleled Connection and Seclusion in Estepona

Steeped in over two millennia of history, this estate has played many roles: a Roman outpost, a thriving commercial farm, and a private shooting retreat. This rich heritage imbues the land with a unique character and prestige that cannot be replicated. Despite its absolute privacy and deep historical roots, the estate boasts exceptional modern connectivity. It is located just 12 minutes from the vibrant amenities of San Pedro de Alcántara via a high-quality asphalt road, providing direct access from the A7 highway. This perfect blend of seclusion and accessibility, set within the burgeoning municipality of Estepona in Southern Spain, offers the best of both worlds for an exclusive lifestyle.

Key Features for the Visionary Investor:

- Total Land: An impressive 615,000 m² (equivalent to 1/3 the size of Monaco), offering unprecedented scale.
- Legal Advantage: A 2002 Registry confirms existing ruined houses and an abandoned village, providing a crucial legal basis for development.
- Natural Assets: 3 km of direct Rio Velerin frontage ensures water access and enhances ecological value.
- Infrastructure: 7 km of private internal roads and direct, high-quality asphalt access from the A7 highway ensures seamless connectivity.
- Historical Depth: Roman-era foundations and 2,150 years of agricultural heritage offer a unique narrative and character.
- Strategic Flexibility: Available for acquisition as a whole, or as three distinct, individually valuable plots.

This is a once-in-a-lifetime acquisition for a visionary developer, a sophisticated family office, or an ultra-high-net-worth individual looking to secure a historical legacy in one of Europe’s most desirable locations. Luxury Realty is currently inviting offers for this unparalleled asset, promising an investment that will not only appreciate but also define an era of luxury living on the Costa del Sol.

Features: