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Luxury Realty
real estate

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Land in Costalita

Reference: R5320612



Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 949,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 550













Overview:

Luxury Realty is privileged to present an exceptionally rare and coveted investment opportunity: a prime beachfront plot located in the prestigious and tranquil enclave of Costalita, Southern Spain. This unparalleled piece of real estate offers a discerning investor or an ambitious homeowner the unique chance to construct a bespoke luxury residence directly on the sun-drenched shores of the Mediterranean, embodying the quintessential Andalusian lifestyle with direct access to pristine sands and the azure sea. Opportunities of this calibre, offering direct beachfront building potential in such an esteemed location, are exceedingly scarce, marking this as a truly once-in-a-lifetime acquisition for those seeking to create an architectural masterpiece in a highly sought-after destination.

Nestled gracefully between the vibrant sophistication of Marbella and the charming authenticity of Estepona, Costalita stands as a beacon of understated luxury and serene coastal living. This idyllic setting, part of Spain's glorious Costa del Sol, is renowned for its golden beaches, crystal-clear waters, and a lifestyle that perfectly balances peaceful seclusion with convenient access to world-class amenities. Residents of Costalita enjoy proximity to championship golf courses, exclusive beach clubs, exquisite fine dining establishments, and high-end boutiques. The area benefits from excellent connectivity, with Malaga International Airport just a short drive away, facilitating easy travel for international investors and residents. Costalita itself offers a delightful array of services, including supermarkets, charming local eateries, and recreational facilities, all contributing to a comfortable and luxurious daily existence under the warm Spanish sun. The allure of Southern Spain – with its rich culture, delectable gastronomy, and year-round pleasant climate – is perfectly encapsulated in this exceptional location, promising an enviable quality of life.

The Canvas: A Prime Plot Awaiting Your Vision

The heart of this extraordinary offering is a generously proportioned plot of land, spanning 550 m² according to the Land Registry, with the Cadastre recording 534 m². This substantial size provides an ideal foundation for a grand luxury villa, ensuring ample space for sophisticated design, lush landscaping, and private outdoor living areas. What truly elevates this plot above the ordinary is its direct beachfront positioning. Imagine waking to the gentle melody of waves, stepping directly from your private garden onto the sand, and enjoying uninterrupted, panoramic views across the Mediterranean Sea. This isn't merely a plot of land; it's a blank canvas where dreams of coastal living can be meticulously crafted into an architectural reality, offering boundless potential for a visionary developer or an individual aspiring to build their ultimate dream home in a truly privileged setting. The existing structure of 81 m² presents an initial footprint but is primarily seen as a placeholder, allowing for a clear path to a new, state-of-the-art construction.

Unlocking Potential: Comprehensive Building Specifications

To assist in conceptualizing the magnificent residence that can rise from this unique plot, Luxury Realty provides clear and favourable building regulations designed to preserve the area's exclusive character while maximizing development potential:

- BUILDABILITY: A generous 197 m² (0.35952894 m²t/m²) is permitted. This substantial buildability coefficient allows for the construction of a spacious and luxurious villa, providing ample internal living space across two levels. This ensures that a future owner can design a home with multiple bedrooms, expansive reception areas, and all the modern amenities expected in a high-end property.
- MINIMUM PLOT SIZE: The local planning regulations stipulate a minimum plot size of 500 m². With this plot measuring 550 m² (or 534 m² according to Cadastre), it comfortably exceeds this requirement, confirming its eligibility for development and offering a slight buffer in terms of space.
- MAXIMUM OCCUPANCY: A maximum occupancy of 30% means that only 30% of the plot's surface area can be covered by the building footprint. This regulation is particularly advantageous, as it guarantees that a significant portion of the plot – a remarkable 70% – remains available for magnificent private gardens, expansive terraces, a sparkling swimming pool, and dedicated leisure zones. This ensures privacy, abundant outdoor living space, and the creation of a truly harmonious environment.
- MAXIMUM HEIGHT: The maximum permitted height is Ground Floor + 1, with an absolute height limit of 7.00 m. This allows for a beautifully proportioned two-story residence, enabling upper floors to benefit from even more commanding sea views and offering distinct living zones within the property.
- SETBACKS: A setback of 3 m from the plot boundaries is required. This ensures a comfortable distance from neighbouring properties, enhancing privacy and allowing for perimeter landscaping that contributes to the property's overall aesthetic appeal and secluded ambiance.

These meticulously defined parameters provide a solid framework for architectural design, allowing for the creation of an exquisite property that adheres to local standards while offering significant scope for customisation and luxury.

An Investment with Unrivalled Prospects

Investing in beachfront land in Costalita, Southern Spain, is not merely a purchase; it is a strategic and prudent financial decision. Beachfront plots of this calibre are increasingly rare and hold their value exceptionally well, often appreciating significantly over time due to their finite nature and enduring demand. The robust and resilient luxury real estate market of the Costa del Sol continues to attract discerning international buyers, ensuring a strong future for bespoke, high-quality properties in prime locations. This opportunity allows for the creation of a personalized asset tailored to individual tastes, offering the potential for substantial capital appreciation upon completion. The ability to demolish the existing 81 m² structure and build anew provides complete creative freedom, making this a truly attractive proposition for investors seeking to develop a landmark property or for those who envision a legacy family home in a prestigious Mediterranean setting. This is an investment in both a tangible asset and an unparalleled lifestyle.

Embrace the Mediterranean Dream: A Lifestyle Beyond Compare

Imagine a life where every day begins with the sunrise over the Mediterranean, casting a golden glow across your private beach. A property built on this plot offers the ultimate in coastal living: private access to the beach, allowing for impromptu strolls along the shore, refreshing dips in the sea, or simply lounging in the sun without ever leaving your property. The expansive outdoor spaces permitted by the building regulations are perfect for al fresco dining, entertaining guests under the stars, or simply enjoying the tranquil sounds of the waves. Beyond the immediate sanctuary of your home, Costalita and its surroundings offer a rich tapestry of experiences, from vibrant social scenes to cultural excursions and an abundance of sports activities. This plot is more than just land; it is a gateway to an enviable Mediterranean lifestyle, a place where luxury, comfort, and natural beauty converge to create an extraordinary living experience.

Luxury Realty invites discerning investors and individuals with a vision for unparalleled coastal living to explore the full potential of this exceptional beachfront plot in Costalita. This is not merely an investment opportunity; it is an invitation to manifest a dream, to build a legacy, and to secure a piece of paradise in one of Southern Spain's most exclusive and sought-after locations. Contact us today to discover how you can transform this prime canvas into your ultimate Mediterranean masterpiece.

Features:

Beachfront, Private garden, Investment, Resale