



**Commercial**  
**Villacana, Estepona**

**Bedrooms: 0**    **M<sup>2</sup> Built: 1,232**  
**Bathrooms: 0**    **M<sup>2</sup> Plot: 3,080**

**For Sale**

**1.895.000 €**

**Ref: R136-08942**

Magnificent commercial plot for sale located in Villacana area, Estepona. Located frontline to the A7 motorway at Sun Beach development. This urban plot offers excellent visibility and a busy area with a commercial use. It has a constructed area of 1,232 m<sup>2</sup> and a plot occupancy rate of 100%. It offers a large outdoor parking area with a total of 38 spaces, and the basement offers the possibility of expanding the space with an additional 56 spaces. It has good visibility from the motorway and easy access via an existing service road (towards Estepona - Marbella). Access from Marbella is via the Cancelada turn-off, located approximately 300 m from the plot. There is also a pedestrian bridge and a bus stop nearby.

**Characteristics:**

- Land use: Commercial (C3)
- Maximum building area: 1 sq m/sq m.
- Maximum plot occupancy: 100%.
- Maximum number of floors: 2.
- Maximum height allowed: 7.5 meters.

Initial area of the construction unit: 3,080 m<sup>2</sup>

Land transfers made for public use and ownership:

Green area: 510.12 m<sup>2</sup>

Road network: 1,337.88 m<sup>2</sup>

Land for private use and ownership:

Commercial facilities: 1,232 m<sup>2</sup>

Buildable area: Ground floor: 1,232 m<sup>2</sup> + Basement: 1,232 m<sup>2</sup> Uses: Parking, warehouse, and other various uses depending on the activity and construction details.



Currently, the following have been definitively approved:  
Redelimitation of the Construction Units.  
Detailed Study  
Urban Development Project.  
Reparceling Project.

---

## Property Features

---

Particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Offer can be changed or withdrawn without notice.  
Price does not include purchase costs.

---

Ref: R136-08942

