



**PANR-16193**

PARAISO BARRONAL, ESTEPONA, MALAGA, SPAIN

**€2,950,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## PANR-16193

PARAISO BARRONAL, ESTEPONA,  
MALAGA, SPAIN

An exceptional opportunity to acquire two well-positioned plots in the prestigious residential area of El Paraíso Barronal, located in Estepona East. Situated on the second line from the beach, the plots enjoy a prime coastal setting, offering immediate proximity to the Mediterranean and a peaceful, refined living environment. The surrounding area is characterised by elegant villas, mature landscaping, and a quiet residential atmosphere, making a very desirable community. The plots have a combined surface area of approximately 2,157 m<sup>2</sup> and benefit from a south-facing orientation, ensuring excellent natural light throughout the day.

**Plot: 2227 m2,**  
**Pool: No,**  
**Garden: No,**  
**Garage: No,**  
**Orientation: S,**  
**Amenities near**

**€2,950,000**



Their generous size and configuration provide an ideal foundation for the development of high-quality residences designed with both space and privacy in mind. Conveniently located, the properties offer easy access to the beach, as well as nearby golf courses, restaurants, international schools, and the full range of amenities in both Estepona and Marbella. In accordance with current urban planning regulations, the plots allow for the construction of two independent villas. With a building coefficient of 0.20 and a maximum occupancy of 25%, they present an ideal opportunity to create spacious contemporary homes with private gardens, swimming pools, and generous outdoor living areas. These plots represent a compelling investment in a highly sought-after coastal location, ideal for the development of two elegant private residences or one larger one.



