



Residential real estate / Land / Costa del Sol / Manilva

## Land plot in Manilva

Manilva, Costa del Sol

1849000 €

REF  
R5333131

AREA  
120 m2

BATHROOMS

ROOMS



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## Land plot in Manilva

### Large rustic property with great potential in La Duquesa area

This interesting rustic property is located in the Martagina district of Manilva, close to La Duquesa. Set in a peaceful natural environment, it offers multiple possibilities just minutes from the coast.

The property spans a total area of 35,642.80 m<sup>2</sup>, with about one-sixth designated as irrigated land and the remainder as dryland, currently wooded. This ample land is perfect for agricultural projects, a private natural space, or a rural retreat near the sea. There is also a 120 m<sup>2</sup> building on the property, currently undergoing renovation, allowing for customization to meet new needs.

Notably, the property is classified as a sports zone, expanding its potential uses for sports and leisure projects, such as tennis or padel courts, training fields, or wellness spaces. It is also ready for utility connections, simplifying future development.

Located just 5-10 minutes by car from Puerto de La Duquesa, with its marina and amenities, this property combines tranquility with accessibility. Estepona is about 15 minutes away, while Sotogrande is approximately 20 minutes away.

### Key features

- Total area: 35,642.80 m<sup>2</sup>
- Building area: 120 m<sup>2</sup>
- Land type: irrigated and dryland
- Classification: sports zone
- Proximity to the coast: 5-10 minutes by car

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