# Land with Ruin in Estepona

## €7,500,000

Estepona, Málaga

Plot: 615000 m² | Built: 200 m²









## Overview

This version incorporates the comparison to Monaco, the specific historical legalities from the 2002 registry, and the breakdown of the three plots. This is designed to capture the attention of high-level developers and "trophy property" hunters on Resales-online.com.

MAGNIFICENT LEGACY ESTATE: A Private Kingdom 1/3 the Size of Monaco
Headline: 615,000m² Historical Estate with 3 Prime Plots – The "New La Zagaletta" Opportunity

The Opportunity Rarely does a land acquisition of this magnitude and historical significance reach the open market. Spanning a staggering 615,000 m² (approx. 61.5 hectares)—representing nearly 1/3 the total land mass of Monaco—this magnificent finca offers an unparalleled "land bank" opportunity between Marbella and

Estepona. Bordered by 3km of the Rio Velerin and featuring 7km of private internal tracks, this is a private kingdom with limitless potential.

Proven Development Potential This is not merely rural land; it is a site with a documented architectural footprint.

Historical Footprint: A 2002 property registry confirms the existence of several ruined houses and an entire abandoned village on the estate, providing a vital legal basis for reconstruction and redevelopment.

Precedent for Luxury: The immediate neighborhood has already seen the successful development of 15,000 sq. ft. palatial residences, mirroring the exclusivity and scale of La Zagaleta.

Three Distinct Investment Plots The estate is strategically divided into three "Master Plots," each offering unique characteristics:

Plot 1: Burca House (The Historical Heart): 450,820 m² including the primary residence believed to be built on Roman foundations. The center of the estate’s agricultural soul (Olives, Grapes, and Mangoes).

Plot 2: Eagles Nest (The Viewpoint): 95,000 m² of elevated terrain. This plot offers the most dramatic panoramic views of the Mediterranean, Gibraltar, and the African coastline.

Plot 3: The Ampitheatre (The Sanctuary): 71,808 m² featuring a unique natural bowl topography, offering total privacy and perfect acoustics for a secluded retreat or wellness oasis.

A 2,150-Year Legacy Steeped in over two millennia of history, the estate has served as a Roman outpost, a thriving commercial farm, and a private shooting retreat. Despite its absolute privacy, it is exceptionally connected—located just 12 minutes from San Pedro de Alcántara via a high-quality asphalt road directly from the A7 highway.

Key Features at a Glance:

Total Land: 615,000 m² (1/3 the size of Monaco).

Legal: 2002 Registry confirms ruined houses and abandoned village.

Water: 3km of direct Rio Velerin frontage.

Infrastructure: 7km of internal roads and direct A7 access.

History: Roman-era foundations and 2,150 years of agricultural heritage.

Flexibility: Available as a whole or as three individual plots.

This is a once-in-a-lifetime acquisition for a visionary developer or a private family office looking to secure a historical legacy in the sun. Offers are currently being invited.

## Contact

**Purcell Properties**
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5292049_land-with-ruin-estepona/