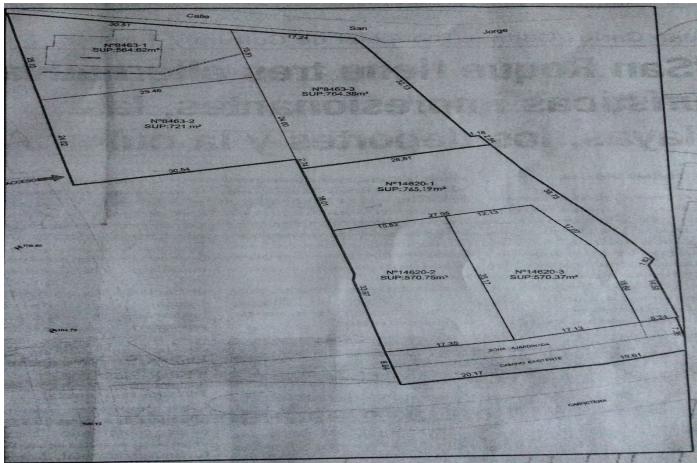


Residential Plot for sale in San Roque, San Roque

750,000 €

Reference: R4821094 Plot Size: 4,270m² Build Size: 200m²



Costa de la Luz, San Roque

EXCELLENT OPPORTUNITY FOR INVESTORS

Located in the charming area of Guadiaro, San Roque, this exceptional urban subdividable plot is a gem in one of the most sought-after corners of the Costa del Sol. With a prime location, this property offers unparalleled access to the most attractive spots in the region. Just minutes away from Sotogrande and with essential shops and services close by, this plot is ideally situated only 4 km from the stunning beaches of the area.

This 4,270 m² plot, surrounded by lush gardens with mature trees providing shade and privacy, offers an atmosphere of absolute tranquility, while the views of the countryside, the sea, and the picturesque village further enhance its appeal. The south-facing orientation ensures enviable brightness throughout the day, making this a perfect retreat for those seeking peace and serenity.

The main advantage of this property lies in its development potential. The plot is subdividable, allowing for the construction of up to six villas of 200 m² each. The land features several levels, ensuring that each home can maintain unobstructed views without interference from the others. Additionally, it currently includes a 312 m² villa ready for renovation, boasting spectacular sea views, offering a unique opportunity for those wishing to create a custom home or develop a high-end real estate project.

With all essential utilities already installed, including electricity, water, and internet, this property ensures immediate comfort and connectivity. Furthermore, nearby amenities such as restaurants, shops, golf courses, and schools make this an excellent investment opportunity in one of the most desirable areas of the region.

Features:

Features

Covered Terrace
Near Transport
Private Terrace
WiFi
Near Church
Fiber Optic

Orientation

South
South West

Views

Sea
Mountain
Panoramic
Country
Garden
Golf
Port
Urban
Forest
Street

Setting

Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools
Village
Close To Forest
Close To Marina

Condition

Excellent

Pool

Room for Pool

Garden

Private

Security

Gated Complex

Parking

Private
More Than One

Utilities

Electricity
Drinkable Water
Telephone

Category

Investment
Resale
With Planning Permission