

## Residential Plot for sale in San Roque, San Roque

**880,000 €**

Reference: R4442083 Plot Size: 2,393m<sup>2</sup> Build Size: 1,155m<sup>2</sup>





## Costa de la Luz, San Roque

This fantastic building plot offers great sea views and is located in the luxurious area of Sotogrande. The minimum plot size is of 1.000 m<sup>2</sup>, the occupation on ground floor is maximum 33 % and the buildability of maximum 25 %, ground floor plus 1 floor and maximum 6.5 m high. A basement is also possible.

The price includes the building project and license for either a modern or classic style villa with 6 bedrooms, 6 baths en-suite, 1 guest toilet, lounge, dining area, totally fitted kitchen with pantry and breakfast area, laundry room, outdoor and indoor pool, wine cellar, spa, garage for 5 cars in the basement, air conditioning, underfloor heating, domotics, installed music systems, satellite TV and many more details. You can choose between the modern design or a more traditional Spanish style project that also exists, or designing your own one. We attach pictures of both designs, starting with the modern one. There exists also the option to buy the completely finished villa at a price of 5.500.000 €.

Sotogrande is a luxury housing development that belongs to the township of San Roque, in the province of Cadiz; next to the Strait of Gibraltar and less than 20 minutes from the Costa del Sol. With modern entertainment and leisure trends, mixed with the traditional style of the Andalusian life; it was founded in 1962 and it is one of the most prestigious housing developments around very famous golf courses in Europe. An incomparable place which gives to its inhabitants the best services and a large offer: luxury restaurants and hotels, modern and numerous sport facilities to practise polo, golf, tennis, paddle, horse riding and sea sport like sailing; besides spectacular houses. There is a wonderful Marina, one of the main polo clubs in the world. With good connections to visit the cities of the Costa del Sol and to access from Málaga airport or from Gibraltar. There are sandy beaches, equipped with the best security and comfort services. The sun shines 300 days per year in Sotogrande, where all over the year temperatures rarely exceed 27° C or fall below 15° C.

## Features:

### Orientation

South  
South West

### Views

Sea  
Mountain  
Panoramic  
Country  
Golf

### Setting

Close To Golf  
Urbanisation  
Close To Schools

### Condition

New Construction

### Pool

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Category

Investment  
Golf  
Luxury  
Off Plan  
Resale  
With Planning Permission  
Contemporary