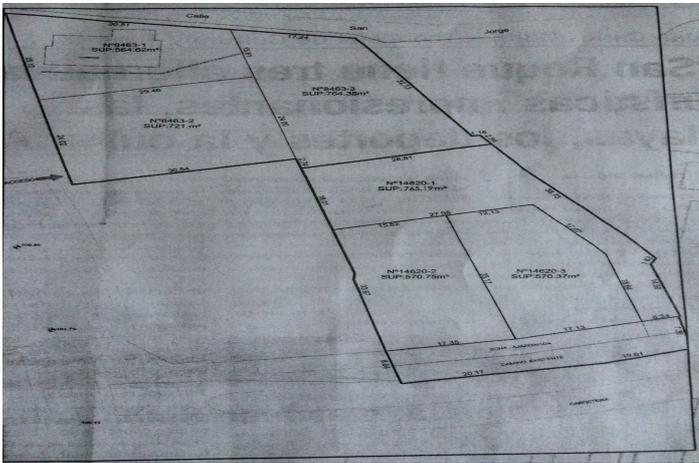


# Residential Plot for sale in San Roque, San Roque

750,000 €

Reference: R4821094 Plot Size: 4,270m<sup>2</sup> Build Size: 200m<sup>2</sup>



## 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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  
**Pool**  
Room for Pool

### 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

### Garden

Private

### Security

Gated Complex

### Parking

Private  
More Than One

### Utilities

Electricity  
Drinkable Water  
Telephone

### Category

Investment  
Resale  
With Planning Permission