



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

170,000 €

Reference: R5165956 Plot Size: 500m<sup>2</sup> Build Size: 150m<sup>2</sup>





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## Costa de la Luz, San Roque

URBAN PLOT OF 500 m<sup>2</sup> WITH SEA VIEWS with the possibility to build a villa of up to 150 m<sup>2</sup>. The plot is very flat and highly usable, located in an attractive residential complex just a few minutes' walk from the beach and 5 minutes by car from Sotogrande or Sabinillas. It features perimeter fencing, a topographic survey, water and electricity connections already installed with their respective connection boxes, as well as a developed preliminary project, making it a ready-to-build option for your future home. Its south and southeast orientation ensures natural light throughout the day. The plot is situated alongside other already built properties and offers excellent access to the A7 motorway. In addition, in the Invespania area, the construction of a renowned hotel is planned, along with new residential projects, making this plot a strategic investment with high potential for value appreciation in the coming year. A unique opportunity due to its prime location and price. Bitcoin payments are accepted.



## Features:

### Features

Near Transport  
WiFi  
Fiber Optic

### Orientation

South  
South East

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Beach

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Condition

Excellent

### Pool

Room for Pool

### Utilities

Electricity  
Drinkable Water  
Telephone

### Category

Reduced  
Investment  
Bargain  
Cheap  
Golf  
Resale