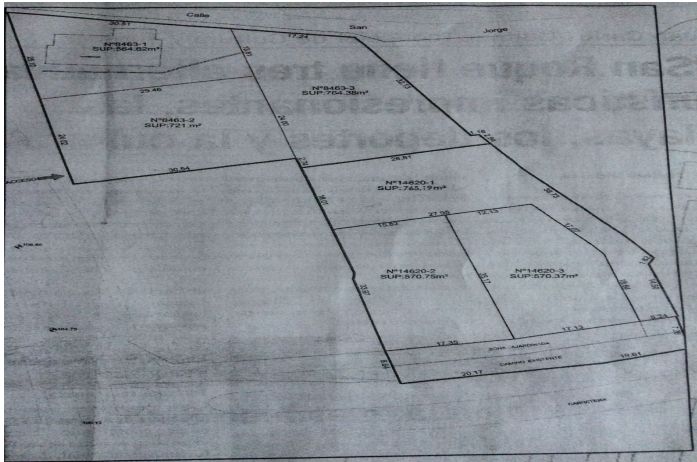




# Residential Plot for sale in San Roque, San Roque

720.000 €

Referenz: R4821094 Grundstückgröße: 4.270m<sup>2</sup> Garten: 200m<sup>2</sup>






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## Costa de la Luz, San Roque

MAGNIFICENT OPPORTUNITY FOR INVESTORS – Build 6 Independent Villas in the Village of Guadiaro. In the charming enclave of Guadiaro, San Roque, this exceptional urban plot presents a unique opportunity in one of the most sought-after corners of the Costa del Sol. Boasting a privileged location, this property offers unbeatable access to the most attractive spots in the area. Just minutes from Sotogrande and with essential shops and services close by, this plot is ideally situated only 4 km from the region's stunning beaches. Spanning 4,270 m<sup>2</sup>, this plot is surrounded by lush gardens with mature trees that provide shade and privacy, creating an atmosphere of absolute tranquility. Breathtaking views of the countryside, the sea, and the picturesque village further enhance its appeal. Its south-facing orientation ensures abundant natural light throughout the day, making it a perfect retreat for those seeking peace and serenity. The true value of this property lies in its development potential. The plot is subdividable, allowing for the construction of up to six 200 m<sup>2</sup> villas. The land features various elevations, ensuring that each home can enjoy unobstructed views without interference from the others. Additionally, the property currently includes a 200 m<sup>2</sup> villa ready for renovation, boasting spectacular sea views—offering a rare opportunity to create a custom home or a high-end real estate project. With all essential utilities already installed, including electricity, water, and internet, this property guarantees immediate comfort and connectivity. Furthermore, its proximity to restaurants, shops, golf courses, and schools makes this an outstanding investment opportunity in one of the region's most desirable areas.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
W-lan  
In der Nähe der Kirche  
Glasfaser

### Orientierung

Süden  
Südwesten

### Ansichten

Meer  
Berg  
Panorama  
Land  
Garten  
Golf  
Hafen  
Urban  
Wald  
Straße  
Pool  
Zimmer für den Pool

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Dorf  
In der Nähe des Waldes  
In der Nähe von Marina

### Zustand

Exzellent

### Garten

Privat

### Sicherheit

Gated Complex

### Parken

Privat  
Mehr als eins

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### Kategorie

Investition  
Wiederverkauf  
Mit Baugenehmigung