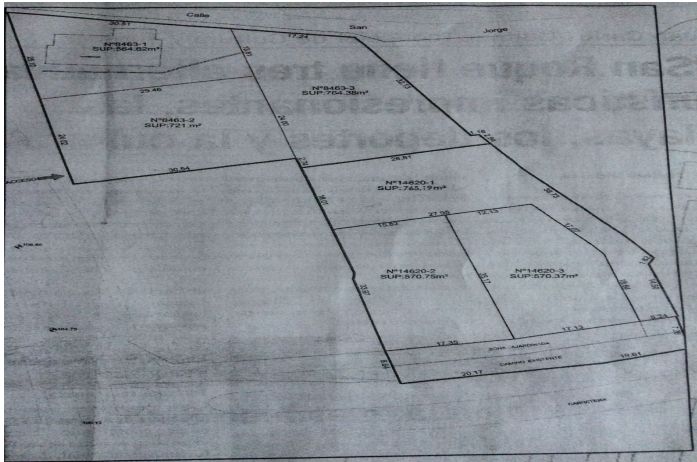




# Residential Plot for sale in San Roque, San Roque

720 000 €

Référence: R4821094 Terrain: 4 270m<sup>2</sup> Construite: 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Wifi  
Près de l'église  
Fibre optique

### Orientation

Sud  
Sud-ouest

### Vues

Mer  
Montagne  
Panoramique  
Pays  
Jardin  
Golf  
Port  
Urban  
Forêt  
Rue

### Paramètre

Près du golf  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Village  
Près de la forêt  
Près de Marina

### Condition

Excellent

### Piscine

Place pour la piscine

### Jardin

Private

### Sécurité

Complexe fermé

### Parking

Private  
Plus d'un

### Services publics

Électricité  
Eau potable  
Téléphone

### Catégorie

Investissement  
Revente  
Avec permis de construire