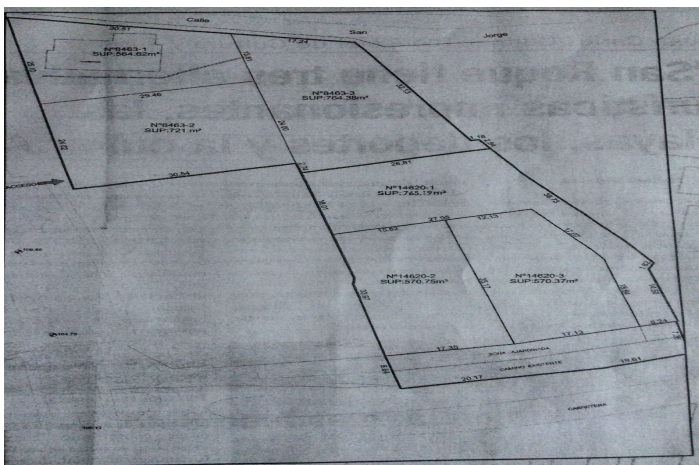


Residential Plot for sale in San Roque, San Roque

720,000 €

Reference: HQ4821094 **Plot Size:** 4,270m² **Build Size:** 200m²





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 m², 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 m² 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 m² 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.



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