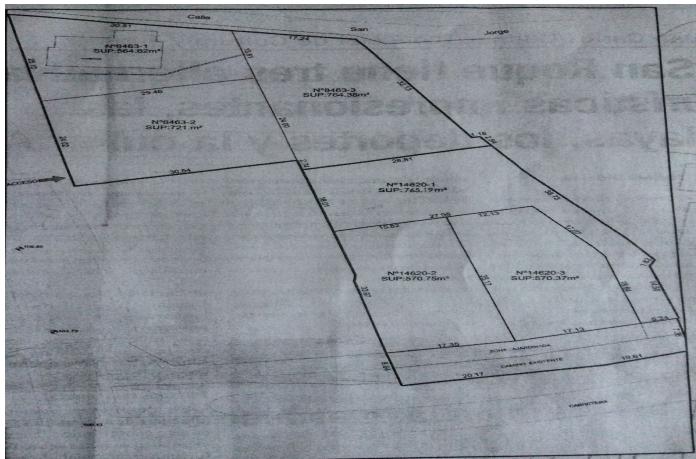




## Residential Plot for sale in San Roque, San Roque

**720,000 €**

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





## 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.



## Features:

Features	Orientation	Views
Covered Terrace	South	Sea
Near Transport	South West	Mountain
Private Terrace		Panoramic
WiFi		Country
Near Church		Garden
Fiber Optic		Golf
		Port
		Urban
		Forest
		Street
Setting	Condition	Pool
Close To Golf	Excellent	Room for Pool
Garden	Security	Parking
Private	Gated Complex	Private
		More Than One
Utilities	Category	
Electricity	Investment	
Drinkable Water	Resale	
Telephone	With Planning Permission	