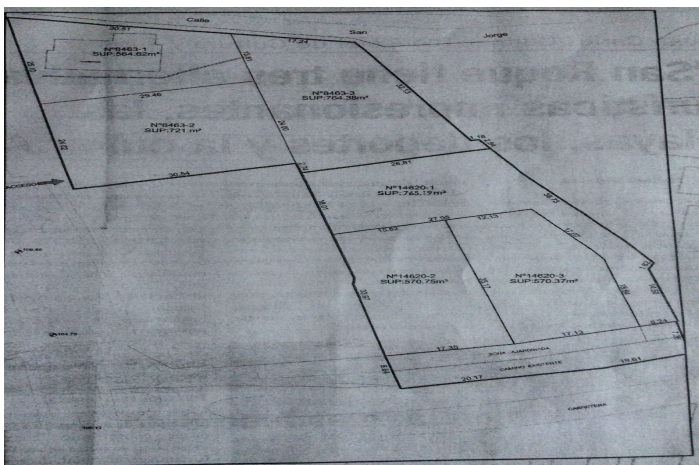




## Residential Plot for sale in San Roque, San Roque

720,000 €

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







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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.



## 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