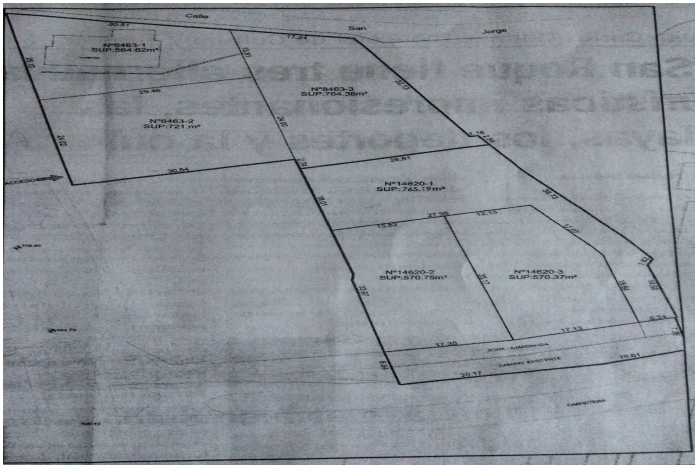


## Residential Plot for sale in San Roque, San Roque

750 000 €

Ссылка: R4821094    Размер участка: 4 270m<sup>2</sup>    Размер сборки: 200m<sup>2</sup>



## Costa de la Luz, San Roque

### EXCELLENT OPPORTUNITY FOR INVESTORS

Located in the charming area of Guadiaro, San Roque, this exceptional urban subdividable plot is a gem in one of the most sought-after corners of the Costa del Sol. With a prime location, this property offers unparalleled access to the most attractive spots in the region. Just minutes away from Sotogrande and with essential shops and services close by, this plot is ideally situated only 4 km from the stunning beaches of the area.

This 4,270 m<sup>2</sup> plot, surrounded by lush gardens with mature trees providing shade and privacy, offers an atmosphere of absolute tranquility, while the views of the countryside, the sea, and the picturesque village further enhance its appeal. The south-facing orientation ensures enviable brightness throughout the day, making this a perfect retreat for those seeking peace and serenity.

The main advantage of this property lies in its development potential. The plot is subdividable, allowing for the construction of up to six villas of 200 m<sup>2</sup> each. The land features several levels, ensuring that each home can maintain unobstructed views without interference from the others. Additionally, it currently includes a 312 m<sup>2</sup> villa ready for renovation, boasting spectacular sea views, offering a unique opportunity for those wishing to create a custom home or develop a high-end real estate project.

With all essential utilities already installed, including electricity, water, and internet, this property ensures immediate comfort and connectivity. Furthermore, nearby amenities such as restaurants, shops, golf courses, and schools make this an excellent investment opportunity in one of the most desirable areas of the region.

## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Wi-Fi  
Недалеко от церкви  
Волоконно -оптика

### Ориентация

Юг  
Юго -запад

### Виды

Море  
Гора  
Панорамный  
Страна  
Сад  
Гольф  
Порт  
Городской  
Лес  
Улица

### Параметр

Рядом с гольфом  
Рядом с портом  
Рядом с морем  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Деревня  
Рядом с лесом  
Рядом с Мариной

### Состояние

Отличный

### Бассейн

Комната для бассейна

### Сад

Частный

### Безопасность

Закрытый комплекс

### Стоянка

Частный  
Более одного

### Коммунальные услуги

Электричество  
Питьевая вода  
Телефон

### Категория

Инвестиции  
Перепродажа  
С разрешения на планирование