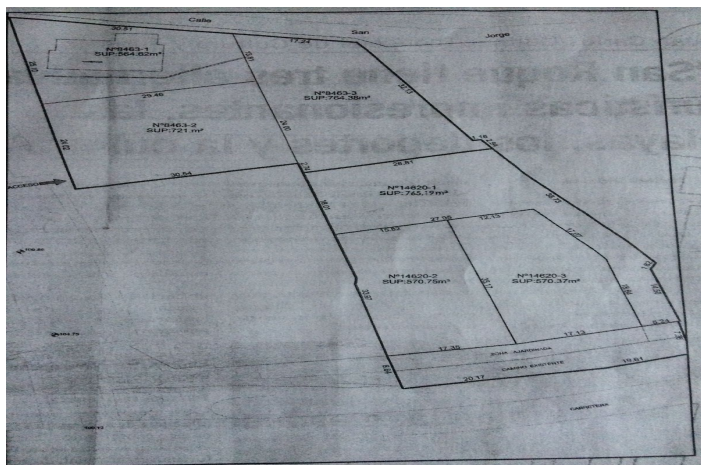


## Residential Plot for sale in San Roque, San Roque

**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:

### Özellikler

Kapalı teras  
Ulaşım yakınında  
Özel teras  
Wifi  
Kilise yakınında  
Fiber optik

### Oryantasyon

Güney  
Güney Batı

### Görüşler

Deniz  
Dağ  
Panoramik  
Ülke  
Bahçe  
Golf  
Liman  
Kentsel  
Orman  
Sokak

### Ayar

Golf'e yakın  
Limana yakın  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Köy  
Ormana yakın  
Marina'ya yakın

### Durum

Harika

### Havuz

Havuz için oda

### Bahçe

Özel

### Güvenlik

Kapılı kompleks

### Otopark

Özel  
Birden fazla

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Telefon

### Kategori

Yatırım  
Yeniden satış  
Planlama izniyle