



## RESIDENTIAL PLOT

📍 San Roque

**REF# R4821094 – 900.000€**

IBI

1231 €/YEAR



Ložnice



Koupelny



200 m<sup>2</sup>  
Built



4270 m<sup>2</sup>  
Plot

### 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.



