

SAN ROQUE

204,750 €

REFERENCE R4266322

Exclusive Commercial Development Opportunity in San Roque, Costa del Sol

1,525 m²

PLOT

Description

Luxury Realty proudly presents a truly exceptional and rare opportunity: a prime commercial plot nestled within the prestigious locale of San Roque, on the sun-drenched Costa del Sol. This remarkable parcel, spanning an impressive 1525 square meters, represents a blank canvas for visionary investors and developers seeking to establish a landmark presence in one of Southern Spain's most sought-after and affluent regions. Its generous dimensions offer ample scope for a diverse range of high-end commercial ventures, designed to cater to a discerning local and international clientele.

The strategic positioning of this plot in San Roque is arguably its most compelling attribute. San Roque, a municipality celebrated for its rich history, elegant architecture, and vibrant Andalusian spirit, is more than just a town; it is a lifestyle hub. It serves as the gateway to the renowned Sotogrande, synonymous with ultra-luxury living, world-class polo, and sophisticated marinas. This exquisite location, firmly rooted in Southern Spain, provides unparalleled access to both the traditional charm of Andalusia and the cosmopolitan allure of the Costa del Sol. Investors here benefit from a robust tourism sector, a growing expatriate community, and excellent connectivity to major European hubs, making it an ideal nexus for international commerce and leisure.

Unrivaled Location: A Tapestry of Prestige and Convenience

The 'setting' of this commercial plot is nothing short of extraordinary, meticulously blending urban convenience with natural splendor. Situated directly within a well-established urbanisation and a designated commercial area, the site benefits from existing infrastructure and a ready-made ecosystem for business success. This isn't merely a plot of land; it's a strategically positioned asset within a thriving community.

For businesses aiming to attract an affluent demographic, proximity to world-class golf courses is paramount. This plot is ideally "Close To Golf," surrounded by some of Europe’s most prestigious greens, including the legendary Valderrama Golf Club, Real Club de Golf Sotogrande, and La Reserva. This ensures a consistent flow of high-net-worth individuals and golf tourism, providing an invaluable customer base for luxury retail, upscale dining, or specialized services catering to this elite sporting culture.

Furthermore, the plot is exceptionally "Close To Shops," offering immediate access to an array of high-end boutiques, essential services, and gourmet establishments. This accessibility ensures convenience for customers and employees alike, fostering a dynamic commercial environment. The pulse of San Roque "Town" is also easily accessible, allowing any future development to integrate seamlessly with local life while drawing upon the area’s rich cultural heritage and skilled workforce.

The allure of the Mediterranean Sea is never far. Being "Close To Sea," the plot benefits from proximity to stunning beaches and the renowned marinas of Sotogrande and Gibraltar. This enhances overall appeal, drawing in visitors and residents who appreciate coastal living and maritime leisure. Imagine a commercial space capitalizing on this unique blend of sophisticated urbanity and serene seaside charm.

Families are a cornerstone of any thriving community, and the proximity "Close To Schools," particularly prestigious international educational institutions like Sotogrande International School, makes this location highly desirable. Developments here can cater to families seeking premium services, or even provide direct facilities for the educational community, ensuring a sustained client base.

Beyond urban and leisure amenities, the plot also enjoys a serene backdrop, being "Close To Forest." This provides a tranquil, green environment, offering a sense of peace and natural beauty often elusive in commercial zones. This unique blend allows for designs that incorporate natural elements, enhancing well-being and providing an elevated experience for visitors and occupants.

Versatility and Potential: Envisioning Your Luxury Venture

The 1525 square meters offer exceptional versatility for development. The designation "Room For Pool" within a commercial context opens up fascinating possibilities. This isn't just about a residential amenity; it signifies the potential to integrate luxurious leisure facilities into a commercial project. Imagine a high-end boutique hotel with an exclusive spa and pool area, a

sophisticated wellness center, a gourmet restaurant with a stunning outdoor terrace and water features, or even a mixed-use development combining luxury retail with serviced apartments that incorporate premium recreational amenities. This flexibility allows for the creation of truly distinctive spaces that command attention and cater to a discerning clientele.

This commercial plot in San Roque is not merely an investment; it is an opportunity to craft a legacy. Whether your vision is for a prestigious corporate headquarters, a state-of-the-art medical facility, an exclusive retail complex, or a groundbreaking hospitality venue, the inherent value of this location provides an unparalleled foundation. The demand for luxury services and experiences in the Costa del Sol remains robust, driven by a stable economy, a vibrant tourism industry, and a growing population of affluent residents.

Luxury Realty invites you to explore the boundless potential of this prime San Roque commercial plot. We understand the nuances of the luxury real estate market in Southern Spain and are poised to assist discerning investors in realizing their most ambitious visions. This is more than just land; it is the cornerstone of your next successful venture on the illustrious Costa del Sol.

Details

Reference	R4266322	Property Type	Land
Status	Sale	Price	204,750 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,525 m²
Terrace	–	Parking places	by request

Features

Pool