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SAN ROQUE

349,000 €

REFERENCE R4993738

Exclusive Urban Plot for a Bespoke Luxury Villa in San Roque, Southern Spain

1,071 m²

PLOT











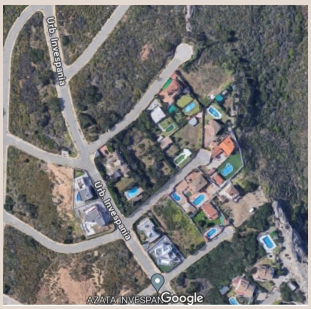
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Description

Discover an unparalleled opportunity to create your dream luxury residence on this magnificent urban plot, perfectly positioned within an increasingly desirable area of Southern Spain. Nestled strategically between the prestigious marinas of Sotogrande and La Duquesa, this prime piece of real estate offers the discerning buyer not just land, but a canvas upon which to paint a bespoke lifestyle of elegance and convenience. San Roque, a charming and historic municipality in the heart of Andalusia, provides a sophisticated backdrop, seamlessly blending traditional Spanish allure with the modern demands of luxury living on the renowned Costa del Sol.

The allure of this location extends far beyond its immediate boundaries. San Roque itself is a gem, famous for its rich history, vibrant local culture, and as a gateway to some of Europe's most exclusive golf courses, including the legendary Valderrama. It is a region where equestrian pursuits flourish, where gastronomy delights, and where a high quality of life is not just aspired to, but lived. This plot benefits immensely from being part of an "up and coming" area, signifying a region ripe with growth potential and future appreciation, making it a sound investment for those looking to establish roots or expand their portfolio in a burgeoning luxury market.

Its enviable position places it in close proximity to the glamorous enclave of Sotogrande, a beacon of high-end living known for its world-class marina, international polo fields, and an array of sophisticated dining and leisure options. Here, yachting enthusiasts find their paradise, and families benefit from excellent international schooling. Conversely, a short drive in the other direction leads to La Duquesa Marina, offering a slightly more relaxed yet equally charming atmosphere with its array of waterfront restaurants and beautiful beaches, perfect for leisurely strolls and al-fresco dining experiences.

Further enhancing its appeal is the immediate accessibility to the popular and lively village of Torreguadiaro. This charming coastal village is a hub of activity, providing all essential amenities, from supermarkets and pharmacies to a fantastic selection of traditional Spanish chiringuitos and fine dining establishments. Its vibrant atmosphere, particularly during the summer months, adds a delightful local flavour to the luxurious surroundings. Daily conveniences are effortlessly met, allowing residents to enjoy the tranquility of their private abode while having urban comforts just moments away. Excellent highway access is another crucial advantage, ensuring seamless connectivity to major airports like Malaga (AGP) and Gibraltar (GIB), as well as to the cosmopolitan centres of Marbella and Estepona, opening up endless possibilities for travel and exploration across the breathtaking landscapes of Andalusia.

The Plot: A Foundation for Architectural Grandeur

This residential plot, boasting a generous garden/plot size of 1071 m², offers ample space for a substantial and aesthetically pleasing private estate. The significant buildability of 33% translates into the exciting potential to construct an interior living space of approximately 353 m². This generous allowance provides the freedom to design a magnificent two-story house that exemplifies modern luxury and architectural distinction. Imagine expansive open-plan living areas, multiple en-suite bedrooms offering private sanctuaries, a gourmet kitchen equipped with state-of-the-art appliances, and elegant reception rooms perfect for entertaining on any scale.

Beyond the impressive interior, the plot's buildability allows for extensive uncovered terraces. These outdoor living spaces are paramount on the Costa del Sol, inviting al-fresco dining under the stars, sun-drenched lounging areas, and sophisticated entertaining zones, all seamlessly integrated with a potential infinity pool that blends with the panoramic vistas. The architectural design can flow effortlessly from indoor to outdoor, creating a harmonious environment perfectly suited to the Mediterranean climate. Furthermore, the potential to add a full basement level unlocks a world of additional luxury possibilities. Envision a private home cinema, a state-of-the-art gymnasium, a climate-controlled wine cellar, a tranquil spa area, or even additional guest suites for visitors seeking utmost privacy and comfort. This subterranean space offers incredible flexibility to tailor the property to the most exacting specifications of its owner.

Adding another layer of opulence, the plot holds the potential for a spectacular solarium. This rooftop haven could serve as the ultimate private retreat, offering unparalleled 360-degree views, a private Jacuzzi, an outdoor bar, or simply a serene space for sunbathing and relaxation. The views from this elevated position would be truly breathtaking, encompassing the glittering Mediterranean Sea, the majestic rolling mountains of the Sierra Bermeja, and sweeping panoramic vistas of the surrounding natural beauty. The plot's exceptional south to south-west orientation is a significant asset, ensuring abundant natural light

throughout the day and spectacular sunsets that paint the sky with vibrant hues, guaranteeing warmth in the cooler months and optimal conditions for solar energy integration.

An Investment in Lifestyle and Future Prosperity

Categorized as both an exceptional "Investment" and an "Off Plan" opportunity, this plot presents a compelling proposition for the astute investor or future homeowner. The "excellent" condition of the land implies minimal preparatory work, allowing for a smooth and efficient construction process. Investing in this particular area of San Roque means capitalizing on the robust growth trajectory of the Costa del Sol's luxury real estate market. The scarcity of prime urban plots in such coveted locations ensures strong future appreciation and enduring value.

The ability to build "off plan" is a distinct advantage, allowing the owner to completely customize every aspect of their future home. From the architectural style and interior finishes to the layout and integration of smart home technology, this is an opportunity to craft a truly unique and personal sanctuary that reflects individual tastes and needs, ensuring the property stands out in the luxury market. Such a bespoke creation is not only a personal haven but also a highly desirable asset, poised to command premium value should it ever enter the rental or resale market. This plot represents more than just land; it is an invitation to manifest a vision of refined living in one of Southern Spain's most coveted and promising locations, offering a lifestyle defined by luxury, convenience, and breathtaking natural beauty.

Details

Reference	R4993738	Property Type	Land
Status	Sale	Price	349,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,071 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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