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SOTOGRANDE

1,950,000 €

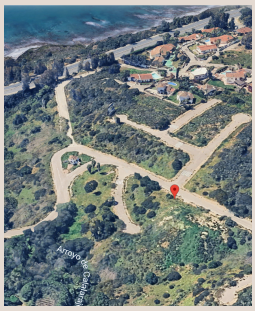
REFERENCE R5372062

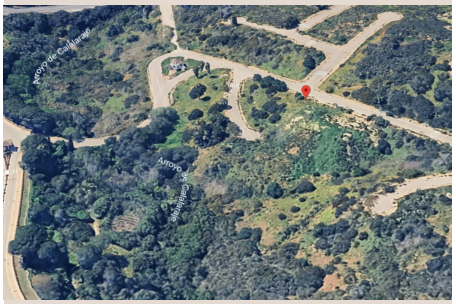
An Unparalleled Investment Opportunity: Prime Beachside Development Land in San Roque, Sotogrande, Southern Spain

6,413 m²

PLOT






Arroyo de Calderas
Arroyo de Calderas







Description

Luxury Realty is proud to present an extraordinary opportunity to acquire a truly exceptional urban land plot, strategically nestled in the highly coveted area of San Roque, Cádiz. This magnificent parcel of land is positioned just a mere 300 metres from the sun-drenched shoreline, offering not just proximity but direct, exclusive beach access within a prestigious gated community. Its enviable location places it within a short, convenient distance from Sotogrande, Europe's premier luxury residential resort. This is not merely a plot of land; it is a blank canvas awaiting the creation of an iconic luxury development, poised to captivate the most discerning of buyers in Southern Spain.

Sotogrande, a jewel of the Costa del Sol, is globally renowned for its unparalleled lifestyle, blending exquisite natural beauty with world-class amenities. This exclusive enclave attracts an international clientele seeking privacy, security, and a vibrant social scene centered around championship golf courses, high-goal polo, and sophisticated marinas. Owning land in this proximity to Sotogrande means being at the heart of an elite community, where life unfolds against a backdrop of serene landscapes and luxurious pursuits. The region benefits from a superb Mediterranean climate, offering year-round sunshine and a quality of life that is second to none, making it an increasingly sought-after destination for premium coastal living and high-end residential investments.

The land itself is classified for new construction, presenting a seamless pathway for development. Spanning an impressive total surface area of 6,413m², this substantial plot offers a remarkable degree of flexibility and potential. It can be meticulously subdivided into up to 12 individual plots, each perfectly suited for the development of bespoke, opulent villas. With a generous permitted buildability of 30%, the site encourages the design and construction of expansive, high-end residences that promise sophisticated living spaces, designed to meet the exacting standards of the luxury market. Imagine homes where architectural excellence meets breathtaking natural surroundings, offering an unparalleled residential experience.

One of the most captivating features of this prime asset is its sensational natural setting. The elevated position affords panoramic vistas that sweep across the sparkling azure waters of the Mediterranean Sea, extend over the lush, verdant countryside, and culminate in the majestic silhouette of the surrounding mountains. While offering these expansive open views, the plot specifically benefits from significant partial sea views, enhancing its appeal and ensuring future residents will enjoy daily glimpses of the shimmering coastline. This harmonious blend of sea, land, and sky creates an idyllic and tranquil environment, a true sanctuary away from the bustle, yet effortlessly connected to all conveniences.

The strategic advantage of this location extends beyond its aesthetic appeal. The surroundings of San Roque and Sotogrande are universally acknowledged for their exceptional peace, paramount safety, and effortless access to an array of world-class facilities. Within a stone's throw, residents will find themselves at some of Europe's most prestigious golf courses, including Valderrama and La Reserva. The glamorous marinas of Sotogrande and La Duquesa offer yachting enthusiasts unparalleled facilities, while a host of essential services, international schools, and fine dining establishments are all within easy reach. This combination of exclusivity, convenience, and natural splendor underpins the immense value of this offering.

This property transcends a mere land sale; it represents a robust and compelling investment opportunity with extraordinary potential. Preliminary analyses project an estimated overall return of approximately 75%, making it an exceptionally attractive proposition for savvy investors and visionary developers. Its strategic location, coupled with its generous dimensions and significant development potential, positions it as the ideal candidate for a boutique luxury villa project. Furthermore, its inclusion within the highly desirable Invespana zone fortifies its long-term value and ensures enduring attractiveness to a premium segment of buyers, underscoring its prestige and future growth prospects. Whether your strategy involves immediate, impactful development or a strategic long-term holding, this plot distinguishes itself as a prime, irreplaceable asset in the dynamic and exclusive Sotogrande property market. Embrace the chance to shape the future of luxury living in one of Southern Spain's most esteemed coastal destinations.

Details

Reference	R5372062	Property Type	Land

Status	Sale	Price	1,950,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	6,413 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views

Personal advice

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

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