

SAN ROQUE

185,000 €

REFERENCE R5394955

An Unrivaled Opportunity: Luxury Urban Plot with Panoramic Vistas in Santa Margarita, San Roque, Southern Spain

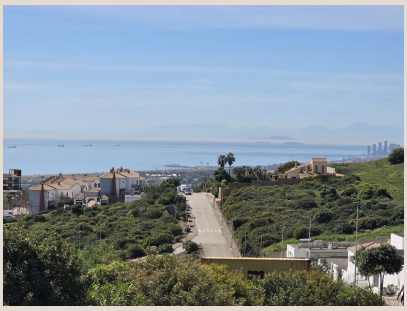
1,432 m²

PLOT












18 oct 2023

Description

Luxury Realty proudly presents an extraordinary investment opportunity: a prime urban plot nestled in the prestigious Santa Margarita Urbanization, San Roque, Cádiz. This exceptional property offers a rare chance to acquire a piece of paradise in one of the most coveted locations in Southern Spain, boasting unparalleled panoramic views that sweep across the sparkling Mediterranean Sea, the iconic Rock of Gibraltar, and the distant, mystical coastline of Africa. More than just land, this is an invitation to craft a bespoke lifestyle within a setting of breathtaking natural beauty and strategic convenience.

Discover Santa Margarita: A Jewel in the Campo de Gibraltar

The Santa Margarita urbanization, part of the distinguished municipality of San Roque, stands as a beacon of luxury and tranquility within the dynamic Campo de Gibraltar and the celebrated Costa del Sol. This region is renowned for its vibrant culture, stunning landscapes, and a lifestyle that perfectly blends sophisticated living with the charm of traditional Andalusian heritage. San Roque itself, a historical gem, offers a harmonious balance of local amenities, exquisite dining, and a thriving community, all while retaining an air of exclusivity. The plot's elevated position within this established residential area ensures not only spectacular vistas but also a serene environment, far removed from urban bustle yet intimately connected to every conceivable convenience.

Imagine waking up to a symphony of natural light, where the first rays of dawn paint the sky over the African continent, and the sun sets in a glorious display behind the majestic silhouette of Gibraltar. This 1,430 m² urban plot is strategically positioned above a pristine natural reserve, guaranteeing not only ultimate privacy but also an enduring connection to the untouched beauty of the region. This unique confluence of awe-inspiring scenery, guaranteed privacy, and a deep sense of natural surroundings translates into an outstanding quality of life, making it an idyllic canvas for your dream residence.

A Vision Ready to Build: Your Future Luxury Villa Awaits

One of the most compelling features of this exceptional offering is the inclusion of a comprehensive preliminary project. This is not merely undeveloped land; it is a meticulously planned opportunity, complete with authorization to build a magnificent detached villa featuring its own private swimming pool. This pre-project significantly streamlines the construction process, saving invaluable time, effort, and reducing the typical uncertainties associated with new builds. For the discerning buyer, it means a faster transition from vision to reality, allowing you to embark on the creation of a bespoke luxury home with confidence and efficiency. The generous 1,430 m² plot size provides ample space for a grand residence, expansive gardens, and leisure areas, all designed to maximize the breathtaking views and the Mediterranean lifestyle.

Strategic Location: Unlocking Unprecedented Value and Connectivity

The location of this plot is nothing short of strategic, a critical factor for both lifestyle and investment. Its proximity to Gibraltar is a significant advantage, placing you just minutes away from its bustling international airport, dynamic economy, and unique cultural appeal. This ease of access ensures effortless travel and opens up a world of opportunities. Furthermore, the approved future connection with Alcaidesa, as per the urban development plan (PGOU), is a game-changer. This infrastructural enhancement is projected to dramatically improve accessibility and integration within the region, making short-term appreciation of this property highly likely. This foresight in urban planning positions the plot as not just a beautiful place to live, but a shrewd, forward-thinking investment poised for substantial growth.

Gateway to Andalusia's Finest: Sotogrande, Beaches & Amenities

Beyond Gibraltar and the promising Alcaidesa connection, the plot offers immediate access to the revered enclaves of Sotogrande and La Alcaidesa. Sotogrande, synonymous with an elite lifestyle, boasts world-class polo fields, a prestigious marina, and an exclusive community. La Alcaidesa offers stunning beaches and a relaxed, upscale atmosphere. The property's location ensures easy access to a myriad of pristine beaches, allowing for spontaneous dips in the sea or leisurely strolls along the golden sands. All essential amenities, from international schools and healthcare facilities to fine dining and boutique

shopping, are within convenient reach, establishing Santa Margarita as a truly well-connected and established residential haven.

World-Class Golf at Your Doorstep

For golf aficionados, this location is an absolute dream. The Campo de Gibraltar is famously dubbed 'Golf Valley', and this plot sits at the heart of it, moments away from some of Spain's most prestigious golf courses. Imagine having direct access to:

- **Links at La Alcaidesa:** Recently awarded 'Best Golf Course in Spain 2023', offering a unique links experience with breathtaking sea views.
- **Real Club de Golf Sotogrande:** A legendary course, consistently ranked among the best in Europe, renowned for its challenging design and immaculate presentation.
- **Valderrama Golf Club:** An iconic course, host to the Ryder Cup and numerous major tournaments, synonymous with exclusivity and golfing excellence.

This unparalleled proximity to such world-class golfing facilities further cements the plot's appeal as a premier destination for luxury living and leisure in Southern Spain.

An Investment in Lifestyle and Future

This urban plot in Santa Margarita, San Roque, represents an exceptional opportunity. Whether you envision a permanent residence bathed in Mediterranean sunshine, a luxurious holiday retreat, or a strategic addition to your investment portfolio, this property delivers on all fronts. Its prime location in Southern Spain, coupled with the promise of future appreciation through approved urban development, and the immediate advantage of a ready-to-build pre-project, makes it an offering of unparalleled value. Secure your piece of paradise and build the luxury villa you've always dreamed of, surrounded by nature, commanding spectacular views, and immersed in a lifestyle of supreme quality.

Details

Reference	R5394955	Property Type	Land
Status	Sale	Price	185,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1,432 m²
Terrace	–	Parking places	by request

Features

Pool, Sea views, Investment