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luxury-realty.com



SAN ROQUE

220,000 €

REFERENCE R5495212

An Exquisite Canvas for Your Bespoke Villa: Prime Building Plot on the Costa del Sol

500 m²

PLOT









Description

Luxury Realty proudly presents an exceptional opportunity to acquire a prime building plot, meticulously positioned in one of Southern Spain’s most coveted residential enclaves. This generous 500 m² plot is an idyllic foundation for crafting your dream bespoke villa, perfectly situated within a tranquil residential area, forming a strategic bridge between the world-renowned glamour of Sotogrande and the charming allure of Puerto de La Duquesa, all within the prestigious municipality of San Roque on the sun-drenched Costa del Sol.

This is more than just land; it's an invitation to design a lifestyle. The plot is primed for development, boasting a completed topographic survey that streamlines the initial planning stages. Its immaculate condition and excellent accessibility ensure a smooth transition from concept to creation. Envision a magnificent detached residence, approximately 150 m² of meticulously planned constructed area, gracefully distributed over two levels. Preliminary designs hint at a sophisticated layout featuring three spacious bedrooms, offering ample private sanctuaries for family and guests. Crucially, the blueprint includes the ultimate luxury amenities: a private swimming pool, promising endless days of sun-soaked relaxation, and a dedicated parking space, ensuring convenience and security for your discerning lifestyle.

Discover the Unparalleled Location: San Roque, Costa del Sol

Nestled within the vibrant heart of the Costa del Sol, this plot offers the best of both worlds. San Roque, as a municipality, is synonymous with prestige and quality of life, boasting a rich history and a forward-looking vision. Your future home will benefit from being in close proximity to Sotogrande, a name that resonates with exclusivity. Known for its world-class polo fields, magnificent marina, and championship golf courses like Valderrama, Sotogrande offers an unparalleled array of high-end leisure activities, fine dining, and luxury boutiques. It's a playground for the elite, offering an elegant and sophisticated lifestyle.

Equally accessible, yet distinctly charming, is Puerto de La Duquesa. This picturesque marina is celebrated for its relaxed atmosphere, exquisite seafood restaurants, and beautiful sandy beaches. It provides a delightful contrast to Sotogrande's grandeur, offering a more laid-back yet equally appealing coastal experience. The location ensures that every desire, from exhilarating sporting pursuits to serene beach days, is within easy reach.

Beyond these immediate neighbours, the broader Costa del Sol beckons with its legendary climate, vibrant cultural scene, and excellent infrastructure. From international schools and state-of-the-art healthcare to designer shopping and gourmet dining, every convenience is at hand. Southern Spain's undeniable allure, with its rich history, natural beauty, and vibrant international community, solidifies its status as a prime destination for discerning property owners.

Your Vision, Our Expertise: Building Your Dream Home

This well-maintained and prepared land parcel offers an exceptional foundation for an architectural masterpiece. The inherent flexibility allows for a truly custom-built residence that reflects your personal style and preferences, while respecting the proposed 150 m² build. Imagine an open-plan living area bathed in natural light, a gourmet kitchen perfect for entertaining, and a master suite designed as a private retreat, perhaps with its own terrace overlooking your garden and pool. The possibilities are boundless when starting with such a pristine canvas.

For the discerning buyer, this represents a twofold opportunity: either to realize the lifelong dream of constructing a personal, bespoke home tailored to every specification, or to secure a strategic investment in an area renowned for its sustained residential appeal and robust property market. The demand for custom-built homes in prime locations like this continues to grow, ensuring excellent potential for capital appreciation and attractive rental yields.

Key Highlights of This Exceptional Plot:

- Buildable plot spanning a generous 500 m²

- Comprehensive topographic survey already completed, simplifying the planning process
- Outstanding potential for a bespoke detached house
- Proposed approximately 150 m² of constructed area, designed for modern luxury living
- Thoughtful plan including 3 spacious bedrooms
- Efficiently distributed over 2 floors for optimal space and privacy
- Essential private swimming pool for ultimate relaxation and entertainment
- Convenient and secure dedicated parking space
- Impeccably well-maintained and prepared plot, ready for development
- Excellent access facilitating ease of construction and daily living
- Strategically located between the prestigious Sotogrande and charming Puerto de La Duquesa, within the municipality of San Roque, Southern Spain.

This plot truly offers immense potential to create a contemporary, personalized home that embodies elegance and comfort, set within one of the most attractive and sought-after regions of the magnificent Costa del Sol. Embrace the opportunity to design your future in a location that promises both tranquility and vibrancy.

In compliance with Decree 218/2005 of October 11, approving the Regulation on Consumer Information regarding the sale and rental of housing in Andalusia, ■the ■client ■is ■informed that ■notary ■fees, ■registration ■fees, ■applicable taxes ■(ITP ■or VAT ■+ ■AJD), and ■other ■expenses ■inherent ■to the sale ■are ■not ■included ■in ■the ■price.

Details

Reference	R5495212	Property Type	Land
Status	Sale	Price	220,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	500 m²
Terrace	–	Parking places	by request

Features

Personal advice

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

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