

SAN ROQUE

3,500,000 €

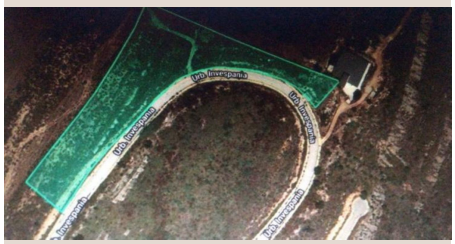
REFERENCE R5528299

Exclusive Investment Opportunity: A Premier Urban Plot with Panoramic Sea Views in Punta Chullera, Costa del Sol

9,146 m²

PLOT












Bahia Las Rocas III
GPS: 36.3219574, -5.2607919
San Diego
Playa de
Cala Sardina
Google

Description

Luxury Realty is exceptionally proud to present a truly outstanding investment opportunity, perfectly positioned in one of the Costa del Sol's most promising and burgeoning residential enclaves. This offering represents a rare chance to develop a landmark project in a location synonymous with natural beauty, tranquility, and significant growth potential.

An Unrivalled Canvas for Visionary Development

We are delighted to introduce this magnificent 9,146 m² urban plot, an expansive and versatile canvas awaiting a visionary developer. Ideally situated in a commanding elevated position within the prestigious Invespania urbanisation in Punta Chullera, this plot benefits from a truly privileged vantage point. From here, one can indulge in spectacular, uninterrupted panoramic views that sweep across the sparkling expanse of the Mediterranean Sea, culminating in the iconic and majestic outline of the Rock of Gibraltar. It is an exceptional setting where natural splendor, serene privacy, and robust property development potential converge to create an unparalleled proposition.

Master Plan Potential: Crafting Dreams by the Sea

This substantial plot offers an approximate buildability of 2,797 m² of gross floor area, presenting an immensely attractive opportunity for discerning developers and astute investors. The scope is ideally suited for undertaking a high-end multi-family residential project, designed to cater to a clientele seeking luxury and exclusivity. The area is currently experiencing a dynamic surge in high-quality new developments, indicating a strong market demand for sophisticated coastal living. Imagine creating a collection of bespoke residences, each enjoying expansive outdoor living areas, private infinity pools, lush gardens, and terraces that serve as private observatories for the breathtaking sea and mountain vistas.

Urban Planning: A Framework for Excellence

The urban planning parameters provided for this exceptional plot offer a clear framework for a sophisticated residential development:

- Plot size: A generous 9,146 m², allowing for innovative architectural design and ample green spaces.
- Total buildable area: Approximately 2,797 m² of gross floor area, providing substantial scope for a significant project.
- Intended use: Exclusively multi-family residential, aligning perfectly with the area's demand for luxury apartments and townhouses.
- Standard maximum height: Two storeys, with a maximum building height of 6.50 metres, ensuring harmonious integration with the landscape.
- Possibility of a third storey: An allowance corresponding to 30% of the second-floor area, permitting a maximum building height of 9.50 metres. This flexibility is subject to the applicable planning regulations and offers creative design possibilities for penthouses or unique architectural features.

These characteristics render the plot particularly appealing for a residential development crafted to blend seamlessly with its natural surroundings. The design can masterfully leverage the inherent topography and the outstanding views to create homes featuring expansive terraces, opulent outdoor living zones, and an exceptional connection with the idyllic Mediterranean landscape.

Please note: The above parameters should be meticulously verified against the relevant municipal planning documentation by prospective buyers and their legal advisors before the final development project is defined. Luxury Realty is available to assist

with obtaining such documentation.

A Prestigious Address: Punta Chullera & The Wider Costa del Sol

One of this property's most compelling advantages is its stellar location in Punta Chullera, a coveted jewel on the western Costa del Sol. It is situated just moments from the renowned, pristine beaches of La Cala Sardina and Playa de los Toros. This coastal enclave is celebrated for its unspoiled natural environment, its endless sea views, and its rapidly growing allure among both national and international property connoisseurs seeking an authentic yet luxurious Mediterranean lifestyle. Moreover, this location benefits from its strategic proximity to the sophisticated marina of Sotogrande, the vibrant town of Estepona, and the historic charm of San Roque, a distinguished municipality in Southern Spain known for its world-class golf courses and equestrian pursuits. This ensures residents will enjoy a wealth of amenities, leisure activities, and cultural experiences right on their doorstep.

A Community of Distinction

The area surrounding this plot already boasts a testament to its prestige, with established, high-quality residential developments such as Blue View Heights, Azata Bay, and Golden View. These contribute to an increasingly attractive and high-calibre residential environment, validating the demand for luxury living here.

Furthermore, the immediate vicinity is a hive of significant development activity, with exciting new projects underway. These include Blue Marine, Amphora Beach Residences, Nubay — which sets an exceptionally high standard for luxury — Grand Bay, and Morasol, among other premier residential ventures. The presence and success of these developments powerfully reinforce Punta Chullera's appeal and provide an exceptionally favourable context in which to explore new investment opportunities. This particular plot is perfectly positioned for projects that masterfully combine contemporary architecture, generous outdoor spaces, and those prized panoramic Mediterranean views.

Your Gateway to Elite Mediterranean Living

With its generous dimensions, elevated and commanding position, truly privileged views, and substantial development potential, this plot represents an exhilarating opportunity for those seeking to create an iconic residential project in one of the most attractive and rapidly appreciating locations on the Costa del Sol. This is a unique setting where natural beauty, immediate proximity to the shimmering sea, and the sustained growth of the surrounding residential area converge, creating a property investment opportunity with truly considerable and undeniable appeal.

We invite you to connect with Luxury Realty today to receive further comprehensive information about this exceptional plot, its intricate urban planning parameters, and the vast spectrum of its potential development possibilities. This is an unparalleled opportunity well worth exploring for the discerning investor and developer.

Details

Reference	R5528299	Property Type	Land
Status	Sale	Price	3,500,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	9,146 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Investment