

**Residential Plot for sale in San Roque, Sotogrande****170,000 €**Reference: R5165956 Plot Size: 500m<sup>2</sup> Build Size: 150m<sup>2</sup>



## Costa de la Luz, San Roque

URBAN PLOT OF 500 m<sup>2</sup> WITH SEA VIEWS with the possibility to build a villa of up to 150 m<sup>2</sup>. The plot is very flat and highly usable, located in an attractive residential complex just a few minutes' walk from the beach and 5 minutes by car from Sotogrande or Sabinillas. It features perimeter fencing, a topographic survey, water and electricity connections already installed with their respective connection boxes, as well as a developed preliminary project, making it a ready-to-build option for your future home. Its south and southeast orientation ensures natural light throughout the day. The plot is situated alongside other already built properties and offers excellent access to the A7 motorway. In addition, in the Invespania area, the construction of a renowned hotel is planned, along with new residential projects, making this plot a strategic investment with high potential for value appreciation in the coming year. A unique opportunity due to its prime location and price. Bitcoin payments are accepted.



## Features:

Features	Orientation	Views
Near Transport	South	Sea
WiFi	South East	Mountain
Fiber Optic		Panoramic
		Garden
		Pool
		Beach
Setting	Condition	Pool
Close To Golf	Excellent	Room for Pool
Close To Port		
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Investment	
Telephone	Resale	
	Bargain	
	Golf	
	Cheap	