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Plot in Sotogrande

Reference: 104200006P

Bedrooms: by request

Bathrooms: by request

M²: 6,413

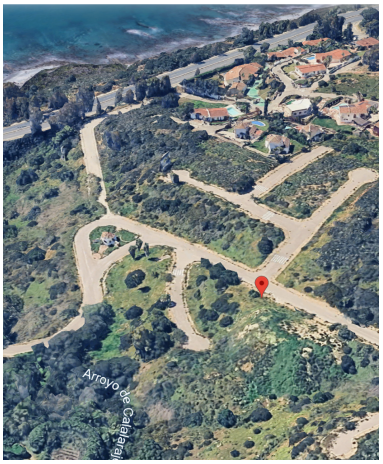
Price: 1,950,000 €

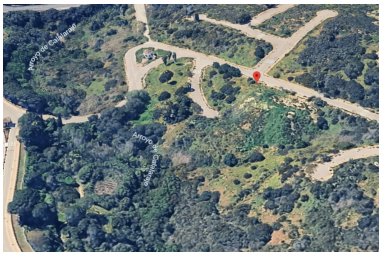
Status: Sale

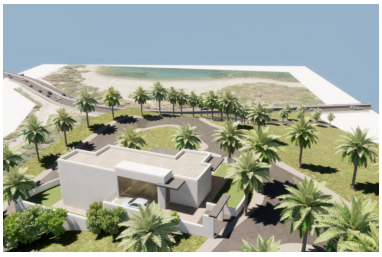
Property Type: Plot

Parking places: by request

Printing day : 22nd October 2026







Overview:This outstanding urban land plot is located in the highly desirable area of San Roque, Cádiz, just 300 metres from the shoreline and a short distance from Sotogrande. A rare opportunity for investors and developers, the land is classified for new construction and offers direct beach access within an exclusive gated community. The setting enjoys open views of the sea, countryside, and surrounding mountains, making it an ideal location for an upscale residential project in a prestigious coastal environment.
The total surface area measures 6,413m² and allows for subdivision into up to 12 separate plots suitable for villa development. With a permitted buildability of 30%, the site enables the creation of spacious, high-end homes designed for a luxury market. Its proximity to the beach, along with partial sea views, enhances its appeal in an area increasingly in demand for premium coastal living near Sotogrande. The surroundings are well regarded for their peace, safety, and easy access to golf courses, marinas, and essential services.
This property represents a strong investment opportunity, with an estimated overall return of approximately 75%. Its strategic location, generous dimensions, and significant development potential make it particularly suitable for a boutique luxury villa project. Being part of the Invespana zone further strengthens its long-term value and attractiveness to buyers. Whether for immediate development or long-term holding, this plot stands out as a prime asset in the Sotogrande property market. Key details: San Roque, Cádiz (near Sotogrande) | 6,413m² plot (subdividable into up to 12 plots) | 30% buildability | New construction classification | Sea, countryside and mountain views (partial sea views) | 300 metres from the sea with direct beach access | Located in a gated community | Beachside setting close to Sotogrande amenities

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Features:

Resale, Sea views, Mountain views, Holiday Home, Beachfront, None, Close to schools