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Land in San Roque

Reference: R3804994



Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 1,035,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 30,000













Overview:

Discover an extraordinary investment and lifestyle opportunity with this magnificent rustic landholding, spanning an impressive 30,000 square meters, nestled in the heart of Southern Spain's enchanting Andalucía. Presented by Luxury Realty, this exclusive parcel offers a rare blend of tranquil country living, breathtaking natural beauty, and significant future potential, all within easy reach of the vibrant cultural hubs and sophisticated coastal amenities of the Costa del Sol. Located just a mere 5-minute (3km) drive from the picturesque and historic village of San Roque, in the province of Cádiz, this property is more than just land; it's a blank canvas for your most ambitious dreams.

Currently serving as a serene sanctuary where horses roam freely, this expansive estate offers unparalleled space and freedom, allowing for a truly idyllic rural existence. The terrain is predominantly flat, providing ease of development and versatile usage options, whether you envision a private equestrian facility, a bespoke luxury retreat, or a future residential masterpiece. The property boasts commanding panoramic views of the majestic surrounding mountains, offering a breathtaking and ever-changing backdrop to your private sanctuary. Imagine waking up to the gentle sun illuminating the peaks, a daily spectacle of natural grandeur that defines the essence of luxury country living.

Access to this exclusive plot is exceptionally convenient, via a well-maintained road that ensures smooth transit to and from your property. A delightful natural feature of this land is its proximity to a meandering stream, which typically carries water during the winter months, enhancing the area's natural charm and ecological richness. This connection to a natural water source adds a unique element of serenity and potential for landscaping creativity. The land is enveloped by the pristine beauty of the Natural Park of El Pinar del Rey, a protected haven teeming with diverse flora, including ancient pines, venerable cork oaks, and elegant palms. The park offers an extensive network of trails, inviting residents to immerse themselves in exhilarating hikes, tranquil nature walks, or invigorating horse rides through an environment of unparalleled natural splendor, fostering a profound connection with the Andalusian landscape.

The strategic location of this estate is further enhanced by the burgeoning growth of San Roque, a charming Spanish pueblo that is gradually expanding its boundaries towards this very area. A drive through the vicinity, as evidenced by aerial views and local observations, reveals a thriving community with numerous families having already established their residences nearby. This organic growth indicates a clear trajectory for future development, positioning this land as a highly attractive investment. Expert projections suggest that within a few years, this rustic land could transition into developable urban land, significantly increasing its value and potential for high-yield returns. The practicality of this opportunity is underscored by the ready availability of essential utilities, with water and electricity infrastructure conveniently located nearby, streamlining any future construction or development plans.

Beyond its intrinsic value and future potential, the property’s location offers unparalleled connectivity to some of Southern Spain's most coveted destinations, making it an ideal hub for both relaxation and adventure. Within a mere 5 minutes, you can reach the prestigious La Alcaidesa, renowned for its world-class golf courses and stunning beaches. A short 10-minute drive transports you to the glamorous enclave of Sotogrande, a beacon of luxury known for its upscale marina, polo fields, and sophisticated dining and leisure options. The historic and strategically vital city of Gibraltar is only 20 minutes away, offering a unique blend of British culture and Mediterranean charm, alongside international travel connections.

For those seeking vibrant nightlife, designer shopping, and exquisite culinary experiences, the iconic destinations of Marbella and Puerto Banús are reachable within a comfortable 45-minute drive. This proximity ensures that the best of the Costa del Sol's luxury lifestyle is always within easy reach, while you return to the tranquility of your private estate. Furthermore, international travel is effortlessly facilitated with Málaga and Jerez de la Frontera airports both approximately 1 hour and 30 minutes away, providing excellent global connectivity. And for water sports enthusiasts or those who appreciate a bohemian atmosphere, the renowned windsurfing and kitesurfing paradise of Tarifa is just a 40-minute scenic drive, offering a vibrant contrast to the serene countryside. This land, situated in San Roque, within the magnificent Costa del Sol, truly represents a singular investment in a lifestyle of unparalleled luxury, natural beauty, and remarkable future growth.

Features:

Mountain views, Investment, Resale