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SOTOGRANDE

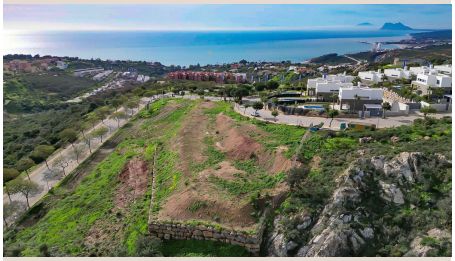
420,000 €

REFERENCE R5449609

# Exquisite Sea-View Plot with Approved Project and Licence in Bahia de las Rocas: Your Bespoke Luxury Villa Awaits near Sotogrande, Southern Spain

794 m²

PLOT













# Description

Luxury Realty proudly presents an unparalleled opportunity to build your dream home in one of Southern Spain's most coveted coastal enclaves. This exceptional plot within the prestigious Bahia de las Rocas offers not just land, but a meticulously planned vision – complete with an approved architectural project, a secured building licence, and all necessary building taxes (ICIO) already paid. This comprehensive package eliminates the customary lengthy and often complex bureaucratic processes, enabling you to commence construction on your bespoke luxury villa immediately. Imagine the peace of mind, allowing you to focus purely on the exquisite details that will transform this prime location into your personal sanctuary.

Nestled in an elevated, privileged position, the plot is a canvas awaiting a residence designed to capture the breathtaking panoramas. From this vantage point, you will be immersed in the unparalleled beauty of the Mediterranean Sea, with sweeping vistas that encompass the iconic Rock of Gibraltar and the captivating coastline of North Africa. Every sunrise and sunset from your future home promises a spectacle of vibrant colours and serene reflections, creating an ever-changing masterpiece visible from your terraces and living spaces. Surrounded by unspoiled nature, the tranquility and exclusivity of Bahia de las Rocas offers a rare blend of seclusion and accessibility.

## The Allure of Bahia de las Rocas: Views, Nature, and Coastal Charm

Bahia de las Rocas is renowned for its idyllic setting, offering residents a serene environment that feels far removed from the hustle and bustle, yet remains remarkably connected to premium amenities. The elevated topography not only guarantees magnificent, unobstructed views but also ensures a sense of privacy and grandeur. Beyond the spectacular outlook, one of the most compelling features of this location is its enviable proximity to the coast. A leisurely stroll of just 900 meters will lead you directly to a beautiful, pristine sandy beach – a perfect haven for relaxation, sunbathing, and enjoying the gentle Mediterranean waters. This seamless integration of panoramic sea views and convenient beach access is a rare and highly sought-after attribute in coastal real estate, making this plot truly exceptional.

The natural surroundings contribute significantly to the appeal of this location. Lush Mediterranean flora and the soothing sounds of nature create an atmosphere of profound calm, inviting residents to embrace an outdoor lifestyle. Whether it's morning walks along the coast, exploring nearby trails, or simply savouring the fresh sea air from your private garden, life here is designed to harmonise with the stunning environment. This balance of natural beauty and sophisticated living is precisely what discerning buyers seek, and this plot in Bahia de las Rocas delivers it in abundance.

## Sotogrande: A World-Class Lifestyle at Your Doorstep

Just a mere five-minute drive away lies the illustrious resort of Sotogrande, a name synonymous with luxury, sophistication, and an unparalleled quality of life in Southern Spain. This esteemed enclave is far more than just a destination; it's a lifestyle. Sotogrande boasts an impressive array of world-class services and amenities designed to cater to the most discerning tastes. From exquisite gourmet restaurants offering diverse culinary experiences to high-end shopping centres featuring international brands, every convenience is within easy reach. The area is also home to top-tier international schools, making it an ideal choice for families, alongside comprehensive medical facilities and a vibrant port brimming with luxury yachts and a bustling social scene.

For golf aficionados, Sotogrande is nothing short of paradise. It is the proud home of the legendary Real Club Valderrama, globally celebrated as one of the finest golf clubs in the world. Its challenging 18-hole championship course, complemented by a pristine 9-hole par 3 course, regularly hosts prestigious international tournaments, drawing elite players and enthusiasts alike. Beyond Valderrama, Sotogrande offers several other magnificent golf courses, each presenting unique challenges and stunning landscapes, solidifying its reputation as a premier golf destination. The equestrian world is equally well-represented, with renowned polo fields and riding clubs adding to the area's elite sporting credentials. This rich tapestry of leisure activities, combined with its elegant infrastructure, makes Sotogrande a benchmark for luxury living.

## Unrivalled Connectivity and Investment Potential

The strategic location of Bahia de las Rocas, coupled with its proximity to Sotogrande, offers exceptional connectivity, enhancing its appeal as both a dream residence and a shrewd investment. For international travellers, access is remarkably convenient. Gibraltar International

Airport is a mere 15-minute drive away, providing seamless connections. Malaga International Airport, a major hub, is also easily accessible within approximately one hour, offering a wider range of global flights. This excellent infrastructure ensures that your luxury villa can serve as both a permanent residence and an effortlessly reachable holiday retreat.

Furthermore, the property benefits from its central position along the Costa del Sol, providing easy access to other sought-after destinations. The vibrant town of Estepona, with its charming old town and modern marina, is just a 15-minute drive away. The glamorous city of Marbella, famed for its luxury boutiques, exclusive beach clubs, and vibrant nightlife, can be reached in approximately 25 minutes. This proximity to key regional attractions underscores the unparalleled convenience and lifestyle options available to residents.

This offering represents a truly outstanding investment for families and individuals seeking not just a home, but a legacy. The combination of a prime plot, an approved project, a secured building licence, and paid taxes significantly de-risks the construction process and adds immense value, making it a rare find in the current market. Build your bespoke sanctuary in a tranquil, naturally beautiful setting, surrounded by the finest amenities and with direct access to the Mediterranean lifestyle. This is more than a plot; it's the foundation for a life of unparalleled luxury and comfort in Southern Spain. Contact Luxury Realty today to discover how you can transform this exceptional opportunity into your magnificent reality.

## Details

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|---|---|---|---|
| Reference | R5449609 | Property Type | Land |
| Status | Sale | Price | 420,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | – | Plot Size | 794 m² |
| Terrace | – | Parking places | by request |

## Features

Sea views, Mountain views, Holiday Home, Investment

## Personal advice

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

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