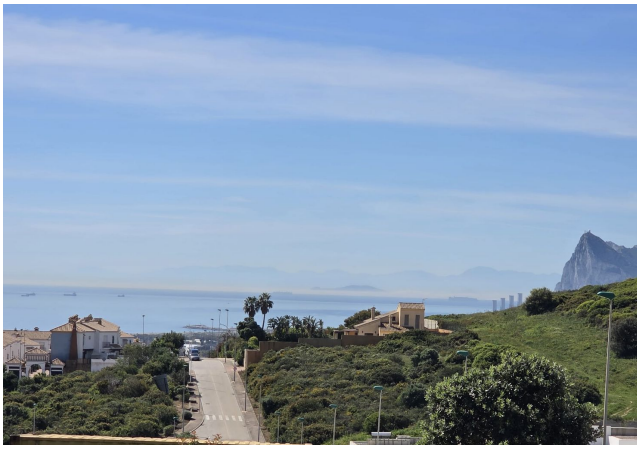
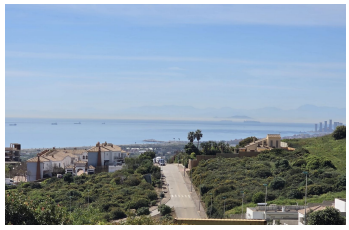
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Residential Plot in San Roque

Bedrooms	Bathrooms	Built	Plot
0	**0**	**0m2**	**1432m2**

R5394955	**Residential Plot**	**San Roque**	**185.000€**

Urban plot for sale in Santa Margarita (San Roque) with panoramic views of the sea, Gibraltar, and Africa, including a pre-project. The location is strategic, as the future connection with Alcaidesa has been approved according to the urban development plan (PGOU), making short-term appreciation highly likely. A preliminary project has already been completed, with authorization to build a detached villa with a private swimming pool. Urban plot of 1,430 m² located in Santa Margarita Urbanization, San Roque (Cádiz), one of the most sought-after areas in the Campo de Gibraltar and Costa del Sol. This plot stands out for its stunning panoramic views of the sea, Gibraltar and the African coastline. Set in an elevated and peaceful area above a natural reserve, it guarantees privacy, beautiful natural surroundings and an outstanding quality of life. Prime location: Just minutes from Gibraltar and its international airport Close to Sotogrande and La Alcaidesa Easy access to beaches and all amenities Established residential area Ideal to build a luxury detached villa surrounded by nature, while remaining close to all services and connections. For golf lovers, the plot is near some of the most prestigious golf courses in Spain: Links at La Alcaidesa ?(awarded ?Best ?Golf ?Course ?in Spain 2023) Real ?Club ?de Golf Sotogrande Valderrama Golf Club An ?excellent opportunity ?for investment, ?permanent ?residence or holiday home ?in ?a ?prime ?location ?in ?southern ?Spain.

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