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Land

Sotogrande Alto

Rooms: 0	Bathrooms: 0	M²: 0	Price: 1,953,000 €
Status: Sale	Property Type: Land	Reference: R4882615	Publish date: 12.06.25

Overview:Discover the perfect opportunity for building an independent luxury villa on our exceptional residential plots! These plots offer great potential, allowing you to create a sanctuary tailored to your desires. Enjoy the privacy of a serene lifestyle, surrounded by the beauty of nature. You'll experience peace and quiet while still being just minutes away from essential amenities and a view of the Valderrama Golf court. The plots offer a very good value with a price of only 342.65€/m2. The KEY TERMS for BUILDING are the following: - Minimum plot size 2,000 m² - volume conditions: - maximum occupancy = 33% - maximum height = 9 meters at the highest point of the ridge and 6.5 meters at the eaves - maximum number of floors = 2 - maximum buildable area = 0.33 m²/m² - separation from boundaries: 6 meters to the road and 3 meters to the boundary and separation from the golf course: 20 meters Here are the PURCHASE OPTIONS for the PLOTS: 1: The entire area: totaling 11.528 m², with a built size of 3.804,24 m² = 3.950.069,20 € 2: Two neighbouring plots (see picture attached): - plot 53 (2.607 m²) and 54 (3.092 m²), totaling 5.699 m², with a built size of 1.880,67 m² = 1.952.762,35 € - plot 55 (2.771 m²) and 56 (3.058 m²), totaling 5.829 m², with a built size of 1.923,57 m² = 1.997.306,85 € CREATE YOUR DREAM VILLA WITH A TURNKEY SOLUTION For those in pursuit of an extraordinary experience, we are proud to present our turnkey villa solution, bringing your vision to life. Our skilled team will expertly manage every facet of the construction journey, guaranteeing exceptional quality and design at every step—from material selection to the precise execution of every detail. ADDITIONAL COST FOR TURNKEY VILLA PROJECT The cost for a turnkey villa project, inclusive of all soft costs such as architects, licenses, insurances, geotechnical studies, and more, currently averages around 4,000€ per square meter for exceptional villas from 300 square meters upwards. This cost reflects the high quality of materials, craftsmanship, and attention to detail that we strive to provide for our discerning clients. EMBRACE THE QUALITY OF LIVING IN SOTOGRANDE Due to the area's elevation, it has become a favorite for golf enthusiasts, with exceptional golf courses located here. Perhaps the most famous of the Sotogrande golf courses, Valderrama (just 3 km away from the plots) shot to international fame when the 32nd Ryder Cup was played there – leading to this part of the coast being temporarily renamed the Costa del Golf. Additionally Sotogrande is a home to one of the most important polo clubs in the world. Sotogrande Alto is also adjacent to the national natural park ‘El Pinar del Rey,' a verdant and tranquil expanse that provides a peaceful retreat and adds to the area's calm atmosphere. This unique geographical feature not only highlights Sotogrande Alto's exclusivity and prestige but also increases its attractiveness as a luxurious and serene place to live. Amenities include the International School, stables, Hotel N.H. Almenara, and as mentioned before, the prestigious golf courses of Valderrama, Almenara, and La Reserva. The nearby beachside area around the Real Club de Golf de Sotogrande offers a vibrant marina with restaurants, cafés, shops, and easy beach access. Stunning beaches with cliffs that offer magnificent views of Africa and the Strait of Gibraltar. They are excellent for water sports and birdwatching. Notable beaches include El Cabrero and Cala Taraje, located outside of Torreguadiaro, as well as Sotogrande and Torrecarbonera (set in a pristine natural environment). FACTS 3,0 km car / bike drive to the Clubhouse of the Valderrama Golf Court 5,2 km to the private Sotogrande International School 6,2 km to supermarkets such as Mercadona, Lidl and the Overseas british supermarkt 6.9 km to the beautiful beach of

Sotogrande 7,0 km to La Reserva Club Sotogrande 7,2 km to the well known Tracadero Sotogrande 9,8 km to the notable beach of El Cabrero and Cala Taraje, located outside of Torreguadiaro 10,1 km to the port of Sotogrande (Puerto Sotogrande/Puerto Depertivo) 22,9 km to Gibraltar International airport 111 km to the airport of Malaga If you're looking for a place with a great sense of community where you can stroll through the streets and that serves as a home for many families, the San Roque neighborhood is a good choice.

Features:

Golf, None