

SOTOGRANDE ALTO

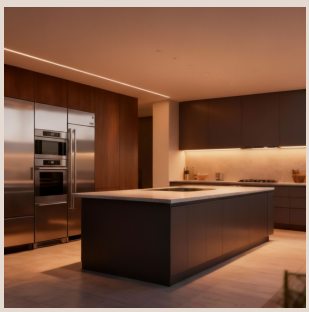
from 1,191,750 €

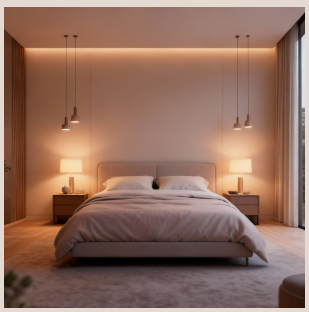
REFERENCE R4743592

Craft Your Dream Luxury Villa in Sotogrande Alto: An Unrivaled Opportunity with Exceptional Value

4	5	250 m²	1,100 m²	200 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Envision a life of unparalleled luxury and serenity in one of Southern Spain's most exclusive enclaves. Luxury Realty is proud to present an extraordinary opportunity to design and build your bespoke villa within the highly coveted Zona F of Sotogrande Alto. This unique project offers not just a home, but a lifestyle, set amidst breathtaking nature views and the tranquil embrace of the Andalusian landscape.

Sotogrande Alto, renowned for its prestigious golf courses, world-class marina, international schools, and equestrian facilities, embodies sophisticated living. Our prime plot, perfectly situated in Zona F, guarantees an environment of utmost privacy and prestige. Surrounded by magnificent luxury villas, this location promises a peaceful retreat with the added assurance that all neighboring properties are fully established, eliminating future construction noise and preserving your tranquility.

Become Your Own Developer: Unleash Unprecedented Value

This is more than just a property purchase; it's an invitation to become the primary developer of your dream home, unlocking substantial financial advantages. The total project price for this magnificent venture, including a generous 1,100 m² plot and comprehensive turnkey construction, is an astonishing €1,191,750. Upon completion, the market valuation for a comparable, bespoke villa in this distinguished area is projected to range between €2,000,000 and €2,500,000. This presents an immediate and significant equity gain, far surpassing typical investment opportunities.

Consider the market reality: similar turnkey villas from other developers typically commence at €1,800,000. By choosing our innovative model, you position yourself to capture an extraordinary appreciation in value, effectively saving hundreds of thousands of euros while gaining complete creative control. We empower our clients to bypass intermediaries, transforming them into savvy developers who benefit directly from the creation of their custom luxury residence.

Unrivaled Control: Your Vision, Our Expertise

Imagine a home meticulously crafted to your exact specifications. With Luxury Realty and our expert partners, you retain complete design and construction control from inception to completion. Every aspect, from the architectural layout and interior aesthetics to the selection of premium finishes and advanced installations, is fully customizable. Our dedicated team of architects, designers, builders, and project managers collaborates closely with you, ensuring your vision is brought to life with precision and unparalleled quality. You don't just build a house; you create your definitive dream home, infused with your personal style and preferences.

Financial Transparency and Trust: A Secure Investment

Our commitment to transparency extends to our flexible payment structure. Unlike conventional development models that demand significant upfront investments, our construction payment plan is entirely stage-based. Payments are only made upon the successful and verified completion of each phase of the project. This innovative approach ensures absolute clarity, builds trust, and provides you with complete peace of mind throughout the entire construction journey.

A Prime Location: Sotogrande F Zone with Breathtaking Sea Views

The chosen plot in Zona F is exceptional. Beyond its prestigious address, it offers stunning, uninterrupted sea views that captivate the imagination and provide a spectacular backdrop to daily life. The excellent condition of the plot makes it an ideal canvas for the construction of your luxury villa. Experience the epitome of quiet sophistication, knowing your investment is nestled within a fully developed and harmonious neighborhood.

Our Legacy of Excellence: Decades of Dedicated Craftsmanship

Luxury Realty collaborates with a team boasting decades of experience in developing high-quality properties across Southern Spain. Our integrated approach, featuring in-house architects, designers, builders, and project managers, streamlines the entire process. By eliminating unnecessary intermediaries, we maintain stringent quality control while offering the most competitive

prices on the current market for a fully customized, luxury build.

What is Included in Your Exclusive Project Price?

Your turnkey project price covers every detail required to bring your luxury villa to life, ensuring a seamless and comprehensive build experience:

- **Site Preparation:** Meticulous excavation and comprehensive land preparation.
- **Structural Integrity:** Robust concrete foundation and advanced structural work, ensuring durability and longevity.
- **Innovative Construction:** Utilization of robust, innovative, and highly energy-efficient AAC blocks for superior insulation and structural integrity.
- **Exquisite Finishes (Exterior):** Flawless plastering and elegant decorative elements to create stunning curb appeal.
- **Sophisticated Finishes (Interior):** Precision plastering, premium painting, and the installation of luxurious flooring throughout.
- **Premium Flooring & Tiling:** Provision and expert installation of large-format porcelain tiles (1m x 1m), exquisite bathroom tiling, and matching skirting boards.
- **Advanced Electrical Systems:** Comprehensive electrical installations, including high-quality wiring, designer switches, fuse boxes, ample sockets, sophisticated lighting, and telecommunications infrastructure.
- **Optimal Climate Control:** Installation of an efficient water-based underfloor heating system complemented by state-of-the-art air conditioning units (Mitsubishi or Samsung), including both outdoor and indoor units for year-round comfort.
- **Intelligent Lighting:** Low-energy LED lighting solutions (indoor and outdoor) expertly designed to enhance natural light and create inviting ambiances.
- **Premium Plumbing & Fixtures:** Full plumbing and drainage installations for all bathrooms and the kitchen, complete with high-end fixtures such as elegant sinks, contemporary toilets, designer taps, and luxurious showers.
- **Superior Carpentry (Exterior):** High-performance aluminum carpentry for all exterior doors and windows, featuring thermal breaks, a chic matte black finish, and secure locking systems.
- **Custom Carpentry (Interior):** Bespoke wood carpentry including stylish interior doors, handles, hinges, custom-built closets, elegant bathroom furniture, and a grand main entrance door.
- **Gourmet Kitchen:** A fully equipped kitchen installation featuring custom-designed furniture and a suite of high-quality built-in appliances.
- **Sustainable Energy:** Installation of a modern photovoltaic system, promoting energy independence and environmental responsibility.
- **Private Oasis:** Construction of a resplendent 8m x 4m swimming pool, perfect for relaxation and entertainment.

- **Exquisite Landscaping:** Comprehensive exterior works, including professional garden landscaping, an automated irrigation system, elegant perimeter fencing, an inviting entrance gate, dedicated parking, and a stylish pergola.

The project also includes all main architectural fees and the complete project design creation, ensuring a cohesive and professional development from start to finish.

Your journey to owning a custom-built, luxury villa in the prestigious Sotogrande Alto begins here. Contact Luxury Realty today to discover how you can create your ultimate dream home and secure an exceptional investment in Southern Spain.

Note: VAT is not included in the stated price. Please be advised that all our prices have increased by 5% since January 1, 2025.

Details

Reference	R4743592	Property Type	Villa
Status	Sale	Price	from 1,191,750 €
Bedrooms	4	Bathrooms	5
Build size	250 m²	Plot Size	1,100 m²
Terrace	200 m²	Parking places	by request

Features

New development, Pool, Private garden, 24H Security, Parking, Holiday Home, Investment