

SOTOGRANDE

3,500,000 €

REFERENCE R4875718

Unrivalled Golf-Front Development Opportunity: Altos de Valderrama, Sotogrande

11,528 m²

PLOT











Description

Nestled within the sun-drenched expanse of Southern Spain, Sotogrande stands as a beacon of understated luxury and sophisticated living. Renowned for its exclusive lifestyle, world-class sporting facilities, and breathtaking natural beauty, Sotogrande has long captivated discerning individuals. At the very heart of this illustrious destination lies Valderrama, home to the legendary Real Club Valderrama Golf Course – a name synonymous with championship golf and unparalleled excellence. It is within this coveted enclave of Urb. Altos de Valderrama that Luxury Realty is privileged to present an extraordinary investment and development opportunity: a magnificent collection of four prime urban plots.

Prime Valderrama Golf Frontage & Expansive Potential

This unique offering comprises four distinguished urban development plots, strategically boasting direct frontage onto the immaculate greens of the Valderrama Golf Course. Imagine waking to serene vistas of perfectly manicured fairways. This direct adjacency to a globally celebrated golf course is a rare privilege, offering immediate and enduring appeal for future luxury homeowners.

The combined area of these four substantial plots spans an impressive 11,528 square meters, providing an expansive canvas for truly bespoke architectural masterpieces. Individually, the plots offer generous dimensions, perfectly suited for grand residences:

- **PLOT 1:** A substantial 2,771 m²
- **PLOT 2:** A magnificent 3,058 m²
- **PLOT 3:** A generous 2,607 m²
- **PLOT 4:** An expansive 3,092 m²

These ample dimensions ensure any future development can incorporate vast private gardens, spectacular infinity pools, and extensive outdoor entertainment areas, maintaining the space and seclusion characteristic of Valderrama's elite residences. Architectural possibilities are boundless, inviting visionary developers to craft homes that redefine luxury living in Sotogrande.

Strategic Investment Advantage & Exceptional Return Potential

Beyond the intrinsic value of the land, this offering presents a significant strategic advantage for astute investors. The entire lot of plots is currently held under a dedicated company, possessing no other assets or encumbrances. By acquiring the company itself, the buyer benefits from a highly attractive tax efficiency mechanism: the potential to legitimately avoid standard VAT on the purchase price. This innovative approach represents a substantial saving, immediately enhancing the profitability and appeal of this development project.

The current market price for this exceptional collection of plots is **€3,500,000 + VAT**. However, through the company acquisition route, significant financial benefits are realised. Projected sales values for future luxury villas on these plots are robust, ranging from **€5 million to €8 million** per residence, depending on final size, architectural design, and exquisite finishes. This range underscores immense potential for a significant return on investment, reflecting enduring demand for ultra-luxury properties in such a privileged golf-front setting.

The Sotogrande Lifestyle: Unparalleled Luxury & Exclusivity

Sotogrande offers an unparalleled array of amenities and a lifestyle coveted by many. Residents benefit from 24-hour security, access to multiple championship golf courses, world-class polo clubs, and a glamorous marina bustling with exquisite dining and boutique shopping. Pristine beaches, an international school, and a vibrant social calendar further enhance the appeal. It's a place where privacy is paramount, ensuring a life of effortless luxury and leisure.

This offering is more than just land; it is a gateway to creating an indelible legacy within one of Europe’s most exclusive residential havens. Luxury Realty proudly presents this as a singular opportunity for visionary developers and investors to shape the future landscape of Altos de Valderrama, crafting homes that will stand as benchmarks of luxury and sophistication. Please note, as with all prime real estate opportunities, the price is subject to change without prior notice.

Details

Reference	R4875718	Property Type	Land
Status	Sale	Price	3,500,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	11,528 m²
Terrace	–	Parking places	by request