

SOTOGRANDE ALTO

490,000 €

REFERENCE R5045269

An Exceptional Canvas for Your Bespoke Residence in Almenara, Sotogrande Alto

2,514 m²

PLOT











Description

Luxury Realty proudly presents a rare opportunity: a prime 2514 square meter building plot in Almenara, within the prestigious Sotogrande Alto, Southern Spain. This magnificent parcel is the meticulously prepared foundation for your envisioned luxury home, set amidst natural beauty and unparalleled exclusivity.

Sotogrande, Europe's renowned luxury destination, offers a lifestyle of refined elegance and world-class amenities. Sotogrande Alto provides elevated views and a tranquil environment. This plot on Guadalquivir street, a quiet cul-de-sac, ensures utmost privacy and peace, ideal for family living and relaxation.

The generous 2514 m² plot offers ample space for a substantial single-family dwelling, extensive gardens, outdoor living areas, and a magnificent private swimming pool with panoramic views. It boasts mature cork oak, stately pine, and ancient olive trees, lending distinct Mediterranean character and established beauty.

Its unparalleled location within the Sotogrande urbanization is key. The plot is a mere 5-minute walk from the esteemed Sotogrande International School, ideal for families. Proximity to world-class golf courses, exquisite commercial areas, and all sophisticated Sotogrande services is guaranteed.

Unique boundaries further enhance appeal. Fronting Guadalquivir street, the rear abuts a protected Sotogrande green area—an irreplaceable natural reserve where construction is prohibited. This guarantees permanent, unobstructed privacy and direct access to nature, acting as an extended private garden forever unspoiled. A rare luxury.

Crucially, this land is ready for development. It includes an approved building license and a project fully endorsed by the San Roque City Council. This pre-approval saves substantial time and administrative complexity. A license to remove necessary trees for construction is also in place, streamlining initial building phases and allowing immediate commencement of works. This "ready-to-build" status offers unparalleled efficiency.

The desirable East-South orientation ensures optimal natural light throughout the day, bathing future living spaces in warm sunlight and providing ideal conditions for a Mediterranean garden. This maximizes comfort and energy efficiency, vital for a luxury residence. Panoramic views from Sotogrande Alto are undeniable, encompassing verdant fairways, the sparkling sea, or the majestic countryside, depending on your residence design.

Security is paramount in Sotogrande. This property benefits from robust 24-hour security services, offering complete peace of mind. This commitment to security is a cornerstone of the Sotogrande lifestyle, ensuring a truly relaxed and secure existence.

This magnificent 2514 m² plot in Sotogrande Alto represents more than land; it's an investment in unparalleled luxury, convenience, and natural beauty on the sun-drenched Costa del Sol. With its approved license, stunning setting, proximity to amenities, and promise of a private existence, it offers a unique opportunity to create a custom-designed sanctuary. Craft your dream home in Spain's most prestigious addresses with Luxury Realty.

Details

Reference	R5045269	Property Type	Land
Status	Sale	Price	490,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	2,514 m²
Terrace	–	Parking places	by request

Features

Pool, Private garden, 24H Security, Resale