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SOTOGRANDE ALTO

350,000 €

REFERENCE R5070613

# An Unrivalled Canvas for Your Dream Residence in Sotogrande Alto, Southern Spain

1,437 m²

PLOT











# Description

Nestled within the esteemed and serene Zone F of Sotogrande Alto, Southern Spain, lies an extraordinary land offering, arguably one of the most captivating plots currently available. Spanning a generous 1,437 square meters, this prime parcel is defined by its breathtaking, panoramic vistas. From this elevated sanctuary, a magnificent tableau unfolds, encompassing the shimmering waters of the Almenara golf course lake and the undulating contours of the verdant natural hills. Crucially, its commanding position within an already established and meticulously planned development ensures these spectacular views remain eternally unobstructed, safeguarding the serenity and intrinsic value of your future home against any unforeseen future constructions.

Beyond its unparalleled outlook, the plot itself presents a canvas of remarkable potential. It features an ingeniously contoured slope, thoughtfully pre-engineered to facilitate multi-level architectural designs. This natural topography allows for the seamless integration of a luxury residence featuring a grand ground floor and a captivating intermediate level, optimizing both living space and the celebrated views. With an impressive frontage of approximately 25 meters and a depth of 50 meters, there is ample scope to craft an expansive and distinctive dwelling. The optimal north-east orientation bathes the property in gentle, natural light throughout the day, creating an inviting and luminous ambiance, while simultaneously ensuring refreshing breezes and ever-changing scenic backdrops from dawn till dusk.

Offering exceptional architectural freedom, this plot boasts a generous 35% buildability and a 33% occupation rate. These impressive metrics provide a substantial margin to conceive and construct an expansive, bespoke detached villa, whether your vision leans towards sleek contemporary lines or timeless Mediterranean elegance. The land is fully fenced, guaranteeing immediate privacy and demarcation, and crucially, stands entirely clear of any prior constructions, offering a pristine foundation for your architectural aspirations. Furthermore, it is fully equipped with all essential modern infrastructure: reliable electricity, pristine water supply, and high-speed optical fiber connectivity, ensuring immediate readiness for development and seamless integration into modern living. The only exception, city gas, is a minor consideration given modern alternatives.

The strategic location of this plot within Sotogrande Alto is, without exaggeration, nothing short of ideal. Sotogrande Alto is renowned globally as an exclusive enclave within Southern Spain, celebrated for its discerning lifestyle, unparalleled natural beauty, and world-class amenities. Here, you are not merely purchasing land; you are acquiring a gateway to an extraordinary way of life. The convenience is unrivalled: the prestigious Sotogrande International College, a beacon of educational excellence, is a mere 3-minute drive away, making it a perfect choice for families.

Venture a little further, and within a pleasant 15-minute journey, you'll find yourself amidst the vibrant energy of the Sotogrande Marina, its pristine sun-kissed beaches, and an array of sophisticated dining establishments and luxury leisure pursuits. This particular parcel strikes a sublime balance: it offers the profound tranquility and privacy inherent to its natural setting, yet maintains effortless proximity to every significant point of interest Sotogrande has to offer. It is a harmonious fusion of serene seclusion and vibrant connectivity, ensuring that every facet of a luxurious Southern Spanish lifestyle is within effortless reach.

For the discerning buyer, the opportunity extends beyond the land itself. We offer the distinguished possibility of commissioning a bespoke architectural project, tailored meticulously to your precise specifications and desires. This seamless service transforms the plot into a blank canvas for your architectural masterpiece, allowing you to bypass the complexities of conceptualization and move directly to realizing your vision for an exquisite custom residence. This remarkable offering solidifies the plot's status as a truly unique investment opportunity, an invitation to forge an unparalleled custom home in one of Southern Europe's most coveted and exclusive enclaves. This is more than a plot of land; it is the foundation for a legacy, a sanctuary crafted precisely to your dreams, situated in a location synonymous with luxury, prestige, and an idyllic Mediterranean lifestyle.

# Details

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|---|---|---|---|
| Reference | R5070613 | Property Type | Land |

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| Status | Sale | Price | 350,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | – | Plot Size | 1,437 m² |
| Terrace | – | Parking places | by request |

## Features

Mountain views

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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