

SOTOGRANDE ALTO

450,000 €

REFERENCE R5085598

An Unparalleled Opportunity: Build Your Dream Residence in Exclusive Sotogrande Alto, Southern Spain

1 m²

PLOT











Description

Luxury Realty is proud to present a truly exceptional land offering within the prestigious enclave of Sotogrande Alto, a coveted address in Southern Spain. This magnificent, elevated plot spans an impressive 1,704 square meters, representing a rare opportunity to craft a bespoke luxury home with unparalleled privacy and breathtaking vistas. Situated amidst the serene beauty of Andalusia, this property serves as a blank canvas for discerning individuals seeking to realize their architectural dreams in one of Europe's most exclusive residential communities.

Discover Sotogrande Alto: A Jewel of the Costa del Sol

Sotogrande Alto, nestled within the sprawling luxury resort of Sotogrande, embodies an idyllic lifestyle synonymous with elegance, tranquility, and world-class amenities. Located on the sun-drenched Costa del Sol, just a short drive from Gibraltar and with excellent access to Malaga and Jerez airports, this region boasts a unique blend of natural beauty and sophisticated living. Residents enjoy privileged access to a magnificent marina, renowned polo clubs, and an array of championship golf courses, including the legendary Valderrama Golf Club, a former Ryder Cup venue and a symbol of golfing excellence. The area offers an international environment with top-tier schools, gourmet dining, designer boutiques, and pristine beaches, ensuring a rich and fulfilling lifestyle for all ages. Investing in Sotogrande Alto is not merely acquiring property; it is embracing a legacy of luxury and a community that values privacy, security, and unparalleled quality of life.

The Plot: Elevated Views, Unrivaled Privacy, and Protected Vistas

This particular 1,704 m2 plot distinguishes itself with its prime elevated position, granting spectacular, unobstructed views across lush green zones and the meticulously manicured fairways of the world-famous Valderrama Golf Course. What truly sets this property apart is the invaluable assurance of protected views: no future construction can impede your sightlines from the front or sides of the plot. This extraordinary characteristic guarantees enduring privacy and tranquility, a luxury that is increasingly difficult to find in prime residential developments. Imagine waking up to the gentle hues of dawn painting the golf course, or enjoying a sundowner with the serene backdrop of rolling greens and natural landscapes, all from the sanctuary of your future home, undisturbed by neighboring properties.

The generous dimensions of the plot not only allow for a substantial residence but also provide ample space for extensive gardens, expansive outdoor living areas, and a signature infinity pool designed to merge seamlessly with the horizon. This is an opportunity to create a private oasis, a secluded haven where architectural grandeur meets the unparalleled beauty of the Andalusian landscape, all while maintaining absolute control over your visual environment.

A Vision for Your Bespoke Residence: Preliminary Architectural Excellence

Adding to the appeal of this offering, the current owner has already engaged with several acclaimed architects to develop a comprehensive and "very special" preliminary design for a bespoke luxury home. While the existing project plans may be considered "out of date" in terms of current trends, they represent a robust and insightful foundation, offering a significant head start for any prospective buyer. These detailed plans provide an initial architectural vision, demonstrating the immense potential and optimal orientation for maximizing light, views, and spatial flow on the plot.

With a proposed habitable build area of an impressive 470.05 m2, complemented by an additional 93.90 m2 basement, the existing designs showcase the capacity for a truly grand residence. The proposed structure outlines a substantial ground floor of 298.28 m2, a first floor spanning 77.87 m2, and a versatile basement. This generous buildability allows for the creation of spacious living areas, multiple en-suite bedrooms, sophisticated entertainment zones, a home office, a private gym, a wine cellar, and potentially staff quarters. These existing plans can either serve as a springboard for your unique contemporary design, incorporating the latest smart home technology and sustainable practices, or inspire a refined interpretation of the initial vision, tailored precisely to your personal tastes and requirements. The investment in preliminary architectural work provides an invaluable advantage, accelerating the journey from concept to completion for your ultimate dream home.

Financial Overview & Community Excellence

Prospective owners will appreciate the transparent overview of the yearly expenses associated with this prestigious plot. The ground tax, or IBI (Impuesto sobre Bienes Inmuebles), is approximately 678.65 € per year, a testament to the efficient municipal management within the region. Additionally, community fees for EUC Parques Sotogrande amount to approximately 1,076.25 € per year. These community fees are an essential investment, contributing to the impeccable maintenance of the common areas, landscaping, road infrastructure, and the comprehensive 24-hour security that defines the exclusive and meticulously managed environment of Sotogrande Alto. These fees ensure that the high standards of living and the pristine aesthetics of the community are consistently upheld, protecting and enhancing your property's value within this distinguished address.

Seize This Unique Opportunity

This remarkable plot in Sotogrande Alto represents a truly rare and compelling opportunity to create a legacy. With its expansive size, elevated position, breathtaking protected views of Valderrama Golf Course and green zones, and the significant advantage of preliminary architectural plans, it offers an unmatched canvas for a luxurious, custom-designed residence. Embrace the sophisticated lifestyle of Southern Spain and build your dream home in a community renowned for its exclusivity, security, and world-class amenities. We invite serious inquiries to explore the full potential of this extraordinary offering. Additional detailed information, including specific architectural plans and a private site visit, is available upon request, providing a deeper insight into how your bespoke vision can become a magnificent reality.

Details

Reference	R5085598	Property Type	Land
Status	Sale	Price	450,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	1 m²
Terrace	–	Parking places	by request