

SOTOGRANDE

1,000,000 €

REFERENCE R5318221

An Extraordinary Opportunity: Prime Building Plot with Approved Project in Prestigious Sotogrande

2,000 m²

PLOT

Description

Luxury Realty is delighted to present an unparalleled opportunity to acquire an exceptional building plot nestled within one of the most distinguished and coveted enclaves of Sotogrande. This isn't merely land; it's a meticulously prepared canvas awaiting the creation of a magnificent bespoke residence, poised to join a collection of luxury villas in the €5–7 million range. For discerning investors or private individuals yearning to craft their dream home without the customary administrative hurdles, this offering represents a truly unique proposition in Southern Spain's most exclusive residential address.

Discover the Allure of Sotogrande: Southern Spain's Jewel of Exclusivity

Sotogrande is more than just a location; it's a lifestyle, a philosophy of refined living that has captivated the global elite for decades. Situated on Spain's sun-drenched Costa del Sol, in the province of Cadiz, Andalusia, Sotogrande offers an exquisite blend of natural beauty, world-class amenities, and an unparalleled sense of privacy and security. Its strategic position in Southern Spain provides breathtaking views, often stretching across the Mediterranean Sea to Gibraltar and even the African coast on clear days. This master-planned community is renowned for its low-density urban planning, ensuring expansive green spaces, mature tree-lined avenues, and a harmonious integration with the natural landscape.

The allure of Sotogrande lies in its meticulously curated environment. It is home to some of Europe’s most prestigious golf courses, including Valderrama Golf Club, a former Ryder Cup venue, and Real Club de Golf Sotogrande, offering an unrivaled golfing experience. Equestrian enthusiasts are drawn to its world-famous polo fields, hosting international tournaments that attract royalty and celebrities alike. The elegant Sotogrande Marina, with its charming waterfront restaurants, boutique shops, and yachting facilities, serves as the vibrant heart of the community. Residents enjoy direct access to pristine beaches, exclusive beach clubs, and a plethora of leisure activities, from sailing and tennis to paddle boarding and hiking in the nearby natural parks. Its excellent connectivity, with Gibraltar Airport just a short drive away and Malaga and Jerez airports within easy reach, ensures global accessibility while preserving its tranquil, secluded atmosphere.

The Foundation for Immediate Luxury: Licence and Project Included

What truly elevates this particular offering above the ordinary is the inclusion of an approved building license and a full, meticulously conceived architectural project. In the often-complex world of property development, securing planning permissions and navigating the initial design phase can be a protracted and frustrating endeavor. This plot completely bypasses those common obstacles. The building license is already in place, signifying that all necessary permits and approvals have been obtained from local authorities. This crucial advantage translates directly into substantial time savings – typically many months, or even years – allowing for immediate commencement of construction.

Furthermore, the comprehensive architectural project removes the burden of initial design conceptualization and costly preliminary studies. It provides a blueprint for a contemporary, luxury villa, expertly designed to maximize the plot’s potential, orientation, and views, while adhering to Sotogrande’s stringent aesthetic and quality standards. This ready-to-build solution is an invaluable asset for both private buyers, who can leapfrog directly to the exciting phase of personalizing their future home, and investors, who can accelerate their development timeline and achieve faster returns. It represents a significant de-risking of the investment, offering certainty and efficiency from day one.

The Plot: A Canvas for Bespoke Magnificence

This magnificent plot spans an impressive 2,000 m², offering ample space for a grand residence, extensive gardens, and outdoor living areas. The approved buildable area stands at a generous 500 m², providing considerable scope for creating a spacious and luxurious villa tailored to the most discerning tastes. The plot benefits from a favourable South orientation, ensuring abundant natural light throughout the day and optimal conditions for enjoying Sotogrande's glorious Mediterranean climate, particularly around pool areas and outdoor terraces.

Its location within a well-established, high-end residential environment guarantees privacy and an immediate sense of belonging within an exclusive community. The surrounding properties are testament to the area's prestige, featuring architecturally significant villas that command values between €5 million and €7 million, firmly positioning this plot as an entry point into one of the most elite neighbourhoods. The land is fully prepared, meaning essential infrastructure is already in place, further streamlining the construction process. This is a rare opportunity to acquire a 'turn-key ready' building plot, a true gem in a market where such offerings are increasingly scarce.

An Investment in Exclusivity and Long-Term Value

Investing in Sotogrande is not merely purchasing property; it is acquiring a stake in a lifestyle and a sound financial future. The area consistently demonstrates strong long-term value appreciation, driven by its enduring appeal, limited supply of prime land, and continuous demand from a global affluent clientele. This plot, with its pre-approved status and included architectural project, significantly enhances its investment appeal, mitigating common risks and accelerating potential returns. It presents the ultimate opportunity to build a bespoke contemporary residence, a personal sanctuary crafted precisely to your specifications, in one of Southern Spain's most sought-after addresses.

Imagine waking up to the gentle Southern Spanish sun, stepping out onto your private terrace, and enjoying the tranquility of your custom-designed home, perfectly integrated into Sotogrande's luxurious landscape. This plot offers not just the foundation for a house, but the genesis of a dream home and a legacy in one of Europe's most distinguished residential havens. Do not miss this exceptional chance to transform vision into reality.

Details

Reference	R5318221	Property Type	Land
Status	Sale	Price	1,000,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	2,000 m²
Terrace	–	Parking places	by request