+34 604 489 646
info@luxury-realty.com
luxury-realty.com



SOTOGRANDE ALTO

350 000 €

[redacted] R5070613

[redacted]

1 437 m²

[redacted]











Immerse yourself in the unparalleled luxury and serene beauty of Sotogrande Alto, a coveted enclave nestled in Southern Spain. We proudly present one of the most distinguished plots in Zone F, renowned for its elegance and breathtaking landscapes. This exceptional 1,437 square meter parcel is not merely land; it is a pristine canvas for your architectural masterpiece, offering an exclusive opportunity to create a bespoke residence in one of Europe’s most sought-after destinations.

The defining characteristic of this magnificent plot is its truly spectacular, panoramic vistas. Positioned on an elevated stance, it commands uninterrupted views across the shimmering lake of the Almenara golf course, a world-class amenity. Beyond, the gaze extends to the undulating natural hills of Andalucía under the perpetual Spanish sun. Crucially, its elevated position within this developed zone guarantees these inspiring views remain unobstructed by future constructions, ensuring enduring privacy and connection with nature.

Spanning a generous 1,437 square meters, this plot offers ample space for a grand estate. Its terrain boasts a cleverly engineered, gentle slope, a feature architects covet, providing multiple construction levels. This allows for an extraordinary multi-tiered luxury home, potentially incorporating a ground floor, an elegant intermediate floor, and a basement with natural light. With an impressive frontage of approximately 25 meters and a depth of 50 meters, the dimensions are ideal for a sprawling, stately villa maximizing interior luminosity and exterior living spaces.

The plot’s north-east orientation is a significant advantage, thoughtfully chosen to ensure optimal natural lighting throughout the day. It promises soft, inviting morning sun without harsh afternoon glare, and guarantees refreshing, cooler breezes in warmer months, contributing to a luminous yet temperate ambiance. With a generous 35% buildability and an occupation rate of 33%, the plot provides substantial scope for constructing a grand, detached villa. This flexibility empowers owners to design a voluminous residence, whether their preference leans towards cutting-edge modern aesthetics or timeless traditional Spanish architecture, incorporating extensive terraces, gardens, and premium amenities.

Presented as a pristine, unfettered canvas, the plot is securely fenced and completely devoid of any previous constructions, a true 'blank slate' ready for immediate groundbreaking. All essential modern urban services are readily available at the boundary: robust electricity infrastructure, reliable potable water supply, and high-speed optical fiber connectivity, essential for today’s digital lifestyle. While city gas is not provided, this is typical in many luxury developments; alternative energy solutions or bottled gas are common and efficient, ensuring your future home is fully equipped for contemporary living.

The strategic location within Sotogrande Alto is unparalleled. Sotogrande is internationally recognized as a pinnacle of luxury living, offering an exclusive lifestyle characterized by discretion, security, and world-class amenities. This plot places you just a 3-minute drive from the prestigious Sotogrande International College (SIC), an institution of global repute. Moreover, within a comfortable 15-minute drive, residents can access the vibrant Sotogrande Marina, its pristine beaches, gourmet dining, and sophisticated leisure facilities, including championship golf courses, polo fields, and tennis clubs. It’s a perfect confluence of serene privacy, nature, and effortless access to Sotogrande's vibrant social and sporting scene.

This is more than just a piece of land; it is a gateway to an extraordinary lifestyle. The unique opportunity to request a custom architectural project transforms this plot into a bespoke venture. Imagine collaborating with acclaimed architects to design every facet of your dream home, tailored precisely to your tastes and aspirations. From concept to completion, every detail can be meticulously crafted to reflect your vision of luxury and comfort. This rare confluence of a prime location, exceptional views, flexible building parameters, and complete customization makes this plot a singular offering in the Southern European luxury real estate market. Seize this chance to create an enduring legacy, a personal sanctuary in the heart of Andalucía, where elegance meets tranquility.

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+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella

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