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Luxury Realty
real estate

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Villa in Sotogrande

Reference: R5195161



Bedrooms: 1
Bathrooms: 1
M² Build size: 100
Price: 2,250,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size:













Overview:

Discover an extraordinary proposition within the sun-drenched landscapes of Southern Spain, an exquisite avocado plantation that transcends a mere investment to offer a truly unique lifestyle. Presented by Luxury Realty, this magnificent estate, nestled just a ten-minute drive from the prestigious enclave of Sotogrande, represents a rare confluence of agricultural excellence, robust income generation, and unparalleled natural beauty. It is more than a property; it is a meticulously cultivated legacy, offering both substantial financial returns and an idyllic retreat in one of Europe's most coveted regions.

A Premier Agricultural Investment with Exceptional Returns

This remarkable estate, christened 'AVOCADO Plantation', stands as a beacon of profitability in the agricultural sector. Specializing in the cultivation of one of the world's most sought-after health superfoods – the avocado – it delivers a consistently high return on investment. The finca is operating at full production capacity, with 90,000 m² dedicated to avocado trees, meticulously planted at a 6x2 density, totaling an impressive 6,700 trees. These thriving trees, now 7-8 years old, yield an average annual production of 120,000 to 150,000 kg, a testament to the finca's established and efficient operations.

What truly sets this investment apart is its commitment to ecological farming. This not only ensures the highest quality produce but also taps into a discerning market of health-conscious Northern European consumers, who are willing to pay a premium for organic, sustainable products. The profitability metrics of this finca are demonstrably superior to many traditional investments, with detailed financial accounts available for verified qualified clients post an inspection visit, underscoring its solid financial foundation and future potential.

Idyllic Location and Breathtaking Natural Surroundings

Situated within the pristine embrace of a National Park, the estate offers an immersive experience in nature, yet remains remarkably accessible. Its prime location, merely ten minutes from the vibrant coastal town of Sotogrande, provides the perfect balance between serene countryside living and access to world-class amenities. Sotogrande is renowned for its luxurious marina, championship golf courses, exclusive equestrian facilities, and sophisticated dining and leisure options, making it a playground for the elite. The proximity allows for easy access to these comforts while maintaining the privacy and tranquility of the finca.

The property is surrounded by breathtaking vistas of rolling hills, ancient cork oak forests, and majestic mountains, providing a perpetual backdrop of natural splendor. The entire perimeter of the finca is securely fenced, offering peace of mind, and access is via a well-maintained paved road, ensuring convenience. Beyond the cultivated lands, 43,000 m² of pasture and cork oak forest contribute to the estate's ecological richness, teeming with local wildlife and offering a pristine environment for exploration and enjoyment.

Infrastructure and Development Potential

The finca is thoughtfully equipped with essential infrastructure to support its operations and offer a comfortable living environment. It includes a functional, basic house spanning 100 m², perfect for immediate occupancy or as a charming guest cottage. Complementing this is a substantial 160 m² warehouse, ideal for storage, processing, or further development. For those envisioning a grander residence, there exists a significant opportunity to construct an additional, larger luxury villa of up to 200 m², allowing a buyer to tailor their dream home within this magnificent setting, overlooking their flourishing orchard.

Operational efficiency is further enhanced by an advanced automated irrigation system, featuring both micro-irrigation (overhead and drip methods) fed by a substantial 750 m² irrigation tank. This state-of-the-art system ensures optimal hydration for the avocado trees, maximizing yield and conserving resources. Moreover, the current owner has cultivated a team of experienced workers who are prepared to continue their dedicated service, ensuring a seamless transition and continuity of day-to-day operations for the new proprietor.

A Lifestyle of Serenity and Splendor

Beyond its tangible assets and financial promise, this estate offers an intangible, yet profound, luxury: a connection to nature that is increasingly rare. The nights on this finca are truly magical. As it is nestled within a National Park, there is no light pollution, providing an unparalleled canvas for stargazing. The clarity with which one can observe the constellations offers moments of profound peace and wonder, making it an ideal sanctuary for those seeking respite from the urban bustle and a deeper engagement with the natural world.

Luxury Realty proudly assures prospective buyers that the property, all existing buildings, water access rights, and permits are 100% in legal order. This meticulous adherence to legal compliance ensures a secure and straightforward acquisition for the discerning investor. This extraordinary avocado plantation represents a distinguished opportunity for an individual or entity seeking not only a high-yield agricultural investment but also an exclusive, environmentally rich estate that promises a lifestyle of unparalleled serenity and natural splendor in the heart of Southern Spain.

Features:

Mountain views, Parking, Investment