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# Land in Sotogrande Alto

Reference: R5362942



Bedrooms: by request

Bathrooms: by request

M² Build size: 3,700

Price: 3,500,000 €

Status: Sale

Property Type: Land

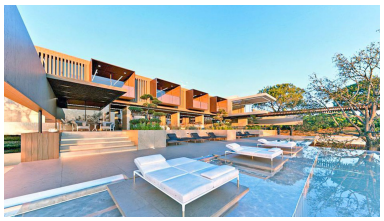
Parking places: by request

M² Plot Size: 10,978













Overview:

Luxury Realty is proud to present an extraordinary and exceedingly rare opportunity to acquire a commanding portfolio of four contiguous plots, nestled in one of the most discreet, verdant, and environmentally protected enclaves within the prestigious Altos de Valderrama. This offering transcends a mere land acquisition; it represents the chance to curate an unparalleled private compound or to execute a sophisticated wealth strategy within the highly sought-after destination of Sotogrande Alto, Southern Spain.

Spanning an impressive combined area of approximately 10,978 m², this expansive canvas provides the ultimate foundation for architectural grandeur and bespoke living. The sheer scale of these adjoining plots is a rarity in today's luxury real estate market, particularly within such an exclusive locale. Whether your vision encompasses a magnificent single-family estate, an extensive multi-generational retreat, or an exclusive collection of high-end villas, this portfolio offers unparalleled flexibility and scope.

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## The Quintessence of Location: Sotogrande Alto, Southern Spain

Sotogrande Alto, situated in the sun-drenched region of Southern Spain, epitomises serene luxury and understated elegance. Famed for its pristine natural beauty, championship golf courses, and vibrant equestrian scene, Sotogrande offers a lifestyle coveted by the discerning few. The micro-location of these plots within Altos de Valderrama places them in immediate proximity to the legendary Valderrama Golf Club, consistently ranked among the world's finest courses and a jewel in the crown of European golf.

Beyond the greens, Sotogrande boasts a magnificent marina, world-class polo fields, and beautiful sandy beaches. Its strategic position offers excellent connectivity to international airports (Malaga and Gibraltar), ensuring seamless access for global travellers, while nearby Marbella and Puerto Banús provide additional options for high-end dining, shopping, and entertainment. Yet, within its exclusive confines, Sotogrande Alto retains an atmosphere of tranquil seclusion, offering residents a sanctuary away from the bustle. The lush Mediterranean landscape, characterised by mature cork oaks and pine forests, creates a truly idyllic backdrop for luxurious living, ensuring privacy and a deep connection with nature.

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## A Vision for Unmatched Privacy and Prestige

Unlike more exposed land plays, the intrinsic value of this portfolio is profoundly rooted in its unique attributes: scale, profound silence, unparalleled cul-de-sac privacy, and the embrace of mature, protected trees. The strategic positioning at the end of a cul-de-sac ensures minimal traffic and maximum tranquility, fostering an environment where privacy is not just a feature, but the defining characteristic. The existing mature tree canopy not only enhances the aesthetic appeal but also provides natural screening and a sense of established grandeur, creating an immediate sense of belonging and seclusion.

The immediate proximity to the Valderrama environment means residents benefit from the highest standards of infrastructure, security, and maintenance that characterise this internationally renowned residential and sporting estate. This is an address that commands respect, offering a lifestyle defined by exclusivity, natural beauty, and access to world-class amenities right on your doorstep. For those seeking to build a legacy, a home that reflects their achievements, or a strategic investment in prime Iberian real estate, this opportunity is truly without equal.

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## Strategic Investment & Clear Acquisition Advantage

This exceptional portfolio is offered at an attractive price of €3,500,000 + taxes. This presents a compelling acquisition advantage when compared to the alternative of purchasing the two plot pairs separately, which would amount to €4,000,000 + taxes. This immediate saving of €500,000 underscores the unique value proposition of acquiring the entire collection as a single, cohesive entity.

### Investor Key Facts:

Approx. combined land area: 10,978 m², meticulously derived from the available cadastral documentation, confirming the substantial size and potential of this offering.

Portfolio price: €3,500,000 + taxes.

Two-pair acquisition price: €2,000,000 + taxes per pair (reflecting the market value if acquired individually).

Full-portfolio pricing advantage: A clear and quantifiable saving of €500,000, presenting an immediate benefit to the astute investor or future homeowner.

Furthermore, plots 55+56 benefit from an existing basic project for a large private villa. This pre-approved concept provides a significant head start for future development, streamlining the design and planning process and adding substantial inherent value to the portfolio.

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This is more than an investment in land; it is an investment in a lifestyle, a legacy, and a strategic position within one of Europe's most desirable private communities. Luxury Realty invites serious enquiries from individuals or entities seeking to command an unparalleled estate within Altos de Valderrama. Seize this exceptional opportunity to create your bespoke masterpiece in the heart of Sotogrande Alto.

Features:

None, Mountain views, Private garden, Pool, 24H Security, Holiday Home, Investment, None, Resale