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Land in Sotogrande Alto

Reference: R5362945

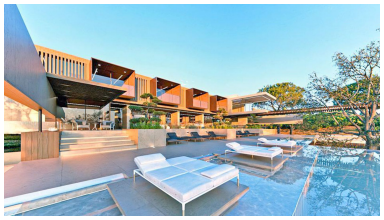


Bedrooms: by request
Bathrooms: by request
M² Build size: 1,808
Price: 2,000,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 5,481













Overview:

Exclusively presented by Luxury Realty, this ultra-prime double plot in the coveted Altos de Valderrama offers an extraordinary canvas for the creation of a landmark private villa. Priced at €2,000,000 plus applicable taxes, this is more than just land; it is an invitation to craft a bespoke sanctuary in one of Europe's most prestigious and discreet residential enclaves.

Nestled within the sun-drenched landscape of Sotogrande Alto, in the glorious South of Spain, Altos de Valderrama represents the pinnacle of luxury living. This illustrious address is synonymous with unparalleled privacy, security, and an enviably tranquil lifestyle. Sotogrande Alto is not merely a location; it is a lifestyle choice, offering discerning residents access to world-class amenities including the legendary Valderrama Golf Club – consistently ranked among the best in Europe – prestigious polo fields, state-of-the-art marinas, and an array of sophisticated dining and leisure options. The region boasts a microclimate renowned for its year-round sunshine, making it an idyllic setting for both permanent residency and luxurious getaways. Here, amidst lush natural beauty and meticulously maintained landscapes, you find a harmonious blend of exclusivity and accessibility.

This exceptional double plot is strategically positioned within Altos de Valderrama, occupying one of its most discreet, silent, and profoundly private locales. Spanning an impressive combined cadastral area of approximately 5,495 m², the expansive nature of this offering provides a rare sense of space and seclusion. Unlike many properties that prioritize panoramic vistas, this particular opportunity champions an altogether different, yet equally coveted, set of values: absolute privacy, substantial scale, unparalleled residential security, and the prestige of an address that is exceedingly difficult, if not impossible, to replicate. It is a haven designed for those who value utmost discretion and a serene environment above all else.

The plot is gracefully enveloped by a mature, verdant canopy of trees, creating a natural border that enhances its secluded charm. It directly adjoins Sotogrande's most prestigious golf setting, offering indirect access to the tranquil ambiance of the fairways without sacrificing the core tenets of privacy and peace. This low-density residential environment ensures that your future home will exist within a community of exclusive properties, fostering a sense of sophisticated camaraderie while preserving individual space.

What truly elevates this offering beyond a mere land purchase is the inclusion of an existing, meticulously conceived architectural project. This visionary blueprint outlines a major detached residence, a potential masterpiece designed to complement the grandeur of the plot. The project is specifically tailored for a 5,481 m² project plot and boasts a substantial 1,781.71 m² of computable area within the proposal, hinting at the expansive scale and luxurious specifications of the future villa.

This pre-approved design concept streamlines the development process significantly, offering a substantial head start for the discerning investor or future homeowner. It represents not just a plan, but a fully envisioned potential – a home where every detail has been considered to maximize comfort, elegance, and functionality within this exclusive setting. Imagine a residence designed to integrate seamlessly with its natural surroundings, featuring expansive living areas, luxurious suites, and bespoke amenities tailored to the most exacting standards. This is the foundation upon which your architectural legacy can be built.

Investor Key Facts: An Investment in Exclusivity and Potential

For the astute investor, this opportunity presents a compelling proposition. The intrinsic value of owning such a significant and private parcel in Altos de Valderrama, coupled with a ready-to-implement architectural vision, positions this as a truly unique investment. The established framework and robust details of the existing project minimize uncertainties and accelerate the path to realizing a grand private estate.

- Combined working cadastral area: 5,495 m² (3,300 m² + 2,195 m²)
- Project plot area: 5,481 m²
- Normative buildability used in project: 1,808.73 m²
- Computable project area: 1,781.71 m²
- Total built area in project: 2,738.02 m²
- Estimated PEM (Precio de Ejecución Material): €2,609,151.82

This distinguished double plot in Altos de Valderrama is an invitation to create not just a home, but a generational asset. It promises a lifestyle of unparalleled luxury, privacy, and prestige in the heart of Sotogrande Alto, one of the most sought-after destinations in Southern Spain. Contact Luxury Realty today to explore this exceptional opportunity further and begin the journey of creating your bespoke masterpiece.

Features:

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