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Land in Sotogrande Alto

Reference: R5441140



Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 950,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 2,450











Overview:Sea, Mountains, Elevation, Golf, Nature... This plot in Sotogrande´s G Zone is special. It offers panoramic sea and mountain views, with a very well sloped terrain so that anything built around will not disrupt the views. There are even golf views. The location is Calle Granada in the G Zone, fast becoming one of my favourite areas for ease of accessibility to Sotogrande International School (5 minutes drive), as well as walking distance to the Alto Club for golf or So/Sotogrande. The plot is 2450m2 and is already cleaned. A villa of circa 600-650m2 can be built (approx 25% coefficient, more with clever design as basements are not part of the calculation). Furthermore, the topography of the land is such that you can raise approx 1,5m from the natural line of the land. The best position to build would be at the back of the plot to create those incredible panoramic views. Similar plots with these views in La Reserva would be well over 1m Euros. Build costs in Spain approx €2500-€3500/m2 for a good quality finish. With modern built houses of this size with sea views fetching around €5m+ its a good financial decision to build, and you build something totally to your taste. The sellers were very meticulous in their search, looking for plots that offered a bit of everything with a focus on special views. Bought after months of search. They are builders themselves. Keeping the plot to a size that offered a volumous family home but not too large such that build costs would eat up capital.

Features:

Sea views, Mountain views, Investment, Resale