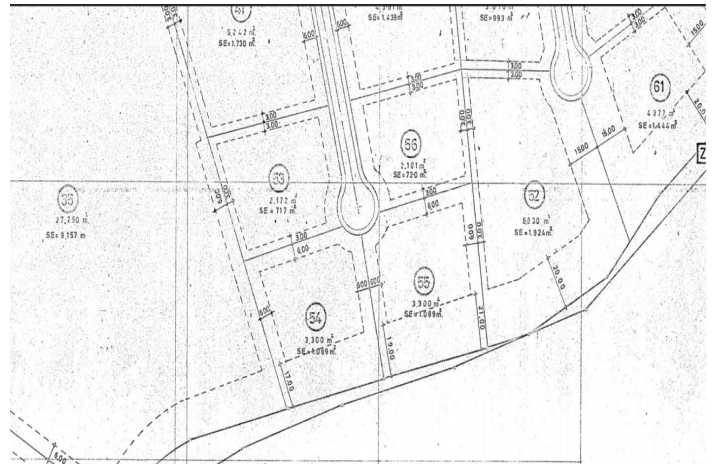


# Terreno Rustico en venta en Sotogrande Alto, Sotogrande

1.953.000 €

Referencia: R4882615 Terreno: 5.699m<sup>2</sup>







## Costa de la Luz, Sotogrande Alto

Discover the perfect opportunity for building an independent luxury villa on our exceptional residential plots! These plots offer great potential, allowing you to create a sanctuary tailored to your desires. Enjoy the privacy of a serene lifestyle, surrounded by the beauty of nature. You'll experience peace and quiet while still being just minutes away from essential amenities and a view of the Valderrama Golf court.

The plots offer a very good value with a price of only 342.65€/m<sup>2</sup>.

The KEY TERMS for BUILDING are the following:

- Minimum plot size 2,000 m<sup>2</sup>
- volume conditions:
  - maximum occupancy = 33%
  - maximum height = 9 meters at the highest point of the ridge and 6.5 meters at the eaves
  - maximum number of floors = 2
  - maximum buildable area = 0.33 m<sup>2</sup>/m<sup>2</sup>
- separation from boundaries: 6 meters to the road and 3 meters to the boundary and separation from the golf course: 20 meters

Here are the PURCHASE OPTIONS for the PLOTS:

- 1: The entire area: totaling 11.528 m<sup>2</sup>, with a built size of 3.804,24 m<sup>2</sup> = 3.950.069,20 €
- 2: Two neighbouring plots (see picture attached):
  - plot 53 (2.607 m<sup>2</sup>) and 54 (3.092 m<sup>2</sup>), totaling 5.699 m<sup>2</sup>, with a built size of 1.880,67 m<sup>2</sup> = 1.952.762,35 €
  - plot 55 (2.771 m<sup>2</sup>) and 56 (3.058 m<sup>2</sup>), totaling 5.829 m<sup>2</sup>, with a built size of 1.923,57 m<sup>2</sup> = 1.997.306,85 €

### CREATE YOUR DREAM VILLA WITH A TURNKEY SOLUTION

For those in pursuit of an extraordinary experience, we are proud to present our turnkey villa solution, bringing your vision to life. Our skilled team will expertly manage every facet of the construction journey, guaranteeing exceptional quality and design at every step—from material selection to the precise execution of every detail.

### ADDITIONAL COST FOR TURNKEY VILLA PROJECT

The cost for a turnkey villa project, inclusive of all soft costs such as architects, licenses, insurances, geotechnical studies, and more, currently averages around 4,000€ per square meter for exceptional villas from 300 square meters upwards. This cost reflects the high quality of materials, craftsmanship, and attention to detail that we strive to provide for our discerning clients.

### EMBRACE THE QUALITY OF LIVING IN SOTOGRANDE

Due to the area's elevation, it has become a favorite for golf enthusiasts, with exceptional golf courses located here. Perhaps the most famous of the Sotogrande golf courses, Valderrama (just 3 km away from the plots) shot to international fame when the 32nd Ryder Cup was played there – leading to this part of the coast being temporarily renamed the Costa del Golf. Additionally Sotogrande is a home to one of the most important polo clubs in the world.

Sotogrande Alto is also adjacent to the national natural park 'El Pinar del Rey,' a verdant and tranquil expanse that

provides a peaceful retreat and adds to the area's calm atmosphere. This unique geographical feature not only highlights Sotogrande Alto's exclusivity and prestige but also increases its attractiveness as a luxurious and serene place to live.

Amenities include the International School, stables, Hotel N.H. Almenara, and as mentioned before, the prestigious golf courses of Valderrama, Almenara, and La Reserva. The nearby beachside area around the Real Club de Golf de Sotogrande offers a vibrant marina with restaurants, cafés, shops, and easy beach access.

Stunning beaches with cliffs that offer magnificent views of Africa and the Strait of Gibraltar. They are excellent for water sports and birdwatching. Notable beaches include El Cabrero and Cala Taraje, located outside of Torreguadiaro, as well as Sotogrande and Torrecarbonera (set in a pristine natural environment).

## FACTS

3,0 km car / bike drive to the Clubhouse of the Valderrama Golf Court

5,2 km to the private Sotogrande International School

6,2 km to supermarkets such as Mercadona, Lidl and the Overseas british supermarkt

6.9 km to the beautiful beach of Sotogrande

7,0 km to La Reserva Club Sotogrande

7,2 km to the well known Tracadero Sotogrande

9,8 km to the notable beach of El Cabrero and Cala Taraje, located outside of Torreguadiaro

10,1 km to the port of Sotogrande (Puerto Sotogrande/Puerto Depertivo)

22,9 km to Gibraltar International airport

111 km to the airport of Malaga

If you're looking for a place with a great sense of community where you can stroll through the streets and that serves as a home for many families, the San Roque neighborhood is a good choice.

## Características:

### Vistas

Golf

### Posición

Cerca del golf  
Cerca del puerto  
Cerca del mar  
Cerca de las tiendas  
Cerca de la ciudad  
Cerca de las escuelas  
Golf de primera línea

### Categoría

Lujo