Residential Plot in Sotogrande Alto

€2,000,000

Sotogrande Alto, Cádiz

Plot: 5481 m² | Built: 1808 m²









Overview

Ultra-prime double plot in Altos de Valderrama with existing project for a landmark private villa | €2,000,000 + taxes

Set in one of the most discreet, silent and private positions within Altos de Valderrama, this double plot offers an exceptional opportunity to create a substantial private residence in a very low-density residential environment surrounded by mature trees and bordering Sotogrande's most prestigious golf setting. This is less about open views and more about privacy, scale, residential security and a highly difficult address to replicate. The opportunity is further strengthened by an existing basic architectural project for a major detached residence on a 5,481 m² project plot, with 1,781.71 m² computable area within the proposal. Offered at €2,000,000 + taxes.

Investor key facts

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: €2,609,151.82

Amenities

Setting: Frontline Golf, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: South Facing, South West Orientation

Condition: Excellent Condition

Views: Mountain Views, Golf Views, Panoramic Views, Garden Views, Pool Views, Forest Views

Furniture: Optional Furniture

Security: Gated Complex, 24 Hour Security, Safe

Category: Bargain, Golf, Holiday Homes, Investment, Luxury, Off Plan, Resale, With Planning Permission, Contemporary

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5362945_residential-plot-sotogrande-alto/