KAREN DADONN TEAM
REAL ESTATE MARBELLA

€ 1,200,000
Ref: 450-00070P

Plot for sale in Sotogrande, Costa del Sol

750 m² Interior | **2,536** m² Plot | **Garden** Yes |

Property Description

This is a unique opportunity to acquire an exceptional plot with a building license and villa project in the prestigious Almenara Golf resort. The project has been meticulously designed to integrate seamlessly into the surrounding natural landscape, ensuring absolute privacy while offering stunning views of both the sea and the golf course.

PLOT DETAILS:
- Size: 2,536 m² at 473.18 €/m² = €1,200,000.00
- The neighboring plot to the west has already been sold for €5.5M and features a fully completed turnkey villa, showcasing the high demand and premium nature of the area.
- To the east, the plot is owned by a renowned Spanish architect who is currently building his own home there, and the property will not be for sale.
- This plot is the last to be developed in the area. With the villa to the west already completed and construction underway on the plot to the east, this plot will enjoy a tranquil, private environment once construction is finished, offering a serene and exclusive setting.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
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TURNKEY VILLA SOLUTION:
For those interested in a fully finished home, we offer Villa Tierra as a turnkey villa solution for 4.5m€. However, this plot already has a building license and a stunning villa design in place, giving you the option to start construction immediately.

PROJECT DETAILS:
- Plot size: 2,536 m²
- Built area: 450 m²
- Open and covered terraces (including pool): 300 m²
- Building permit: already available
- Construction time: 12 months (all preparations are in place)

PROJECT DESCRIPTION:
The villa design, created by the award-winning Spanish architectural firm 'Flow 81', blends modern architecture seamlessly with the Mediterranean landscape. The design prioritizes natural elements, creating a harmonious connection between architecture and nature.

The villa is designed to take full advantage of the plot's orientation, offering expansive sea views from all main living areas, the garden, and most of the bedrooms — ensuring a peaceful and private setting.

Key Features:
- Sea views from all main living areas, the garden, and most of the bedrooms.
- A stunning design by award winning, Flow 81 Architects, blending modern architecture with nature to create a seamless indoor-outdoor living experience.
- Smart glass technology on the main entrance, allowing you to adjust transparency, light, and temperature control at your convenience.
- Underfloor heating, a smart home system, an elevator, and solar energy installation for energy efficiency.
- A focus on maximizing natural light and creating open, airy spaces, ensuring the villa is both comfortable and energy-efficient.

PROJECT LAYOUT:
- Entrance Level: Spacious living room, en-suite bedroom, gym, open and covered terraces, infinity pool.
- First Floor: Three additional en-suite bedrooms, a second living room, private terraces, and a roof garden.
- General features: underfloor heating, home automation system, elevator, and solar power. There are also ample opportunities for customization.

FLEXIBILITY AND CUSTOMISATION:
As the buyer of the plot with the approved license and project, you have the flexibility to personalize key elements of the villa design. You can choose high-end materials, including options such as Italian Carrara marble or solid wood flooring.

Additionally, there are customization options for the layout, including the possibility of adding more rooms, changing the kitchen configuration, or expanding the entertainment spaces. You can opt to create a larger gym, an additional office, or more bedrooms, as well as incorporate underground parking if desired. Whether you wish to follow the pre-approved design or fully personalize the villa, the project provides plenty of room for flexibility to suit your tastes and needs.

EXPERIENCE THE QUALITY OF LIVING IN SOTOGRANDE
Sotogrande offers a range of exceptional amenities, including the International School, equestrian facilities, the N.H. Almenara Hotel, and, of course, the renowned golf courses of Valderrama, Almenara, and La Reserva. The nearby coastal area, centered around the Real Club de Golf de Sotogrande, boasts a lively marina with a variety of restaurants, cafés, shops, and direct beach

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access.

The area is also home to breathtaking beaches framed by cliffs, providing spectacular views of Africa and the Strait of Gibraltar. These beaches are ideal for water sports and birdwatching. Notable spots include El Cabrero and Cala Taraje, located near Torreguadiaro, as well as Sotogrande and Torrecarbonera, both set in a pristine natural setting.

FACTS OF INTEREST:
- 1.6 km to Almenara Golf
- 8.4 km to Sotogrande beach
- 8.6 km to the well-known Tracadero Sotogrande
- 9.9 km to the popular "El Octógono" tennis and padel club in Sotogrande
- 11.9 km to the Sotogrande port (Puerto Sotogrande/Puerto Deportivo)
- 26.9 km to Gibraltar International Airport
- 110 km to Málaga International Airport

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