



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN SOTOGRANDE ALTO

📍 Sotogrande Alto

REF# R5274052 **€785,000**

BEDS	BATHS	BUILT	PLOT
		m <sup>2</sup>	m <sup>2</sup>
			3376 m <sup>2</sup>

Exclusive Plot in Sotogrande Alto with Open Views and Excellent Privacy

This outstanding plot is located in Sotogrande Alto, one of the most prestigious and well-established residential areas in southern Europe, renowned for its privacy, natural surroundings, and high-quality properties. The plot has a total surface area of 3,376 m<sup>2</sup> and includes a private access road of approximately 72 x 8 metres, descending with a notable slope, providing independence and a sense of exclusivity.

At the lower level lies the main buildable area, forming an almost perfect square of 2,804 m<sup>2</sup> (approximately 53.3 x 52.3 metres). This area is very flat and offers exceptional privacy. The south-facing orientation across the entire plot is ideal, ensuring excellent natural light throughout the day. From ground level, the plot enjoys sea views on clear days, as well as open views towards the Guadalquitón Natural Park and the Real Club Valderrama golf course.

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## *Marbella*

The boundaries of the plot further enhance its exclusivity:

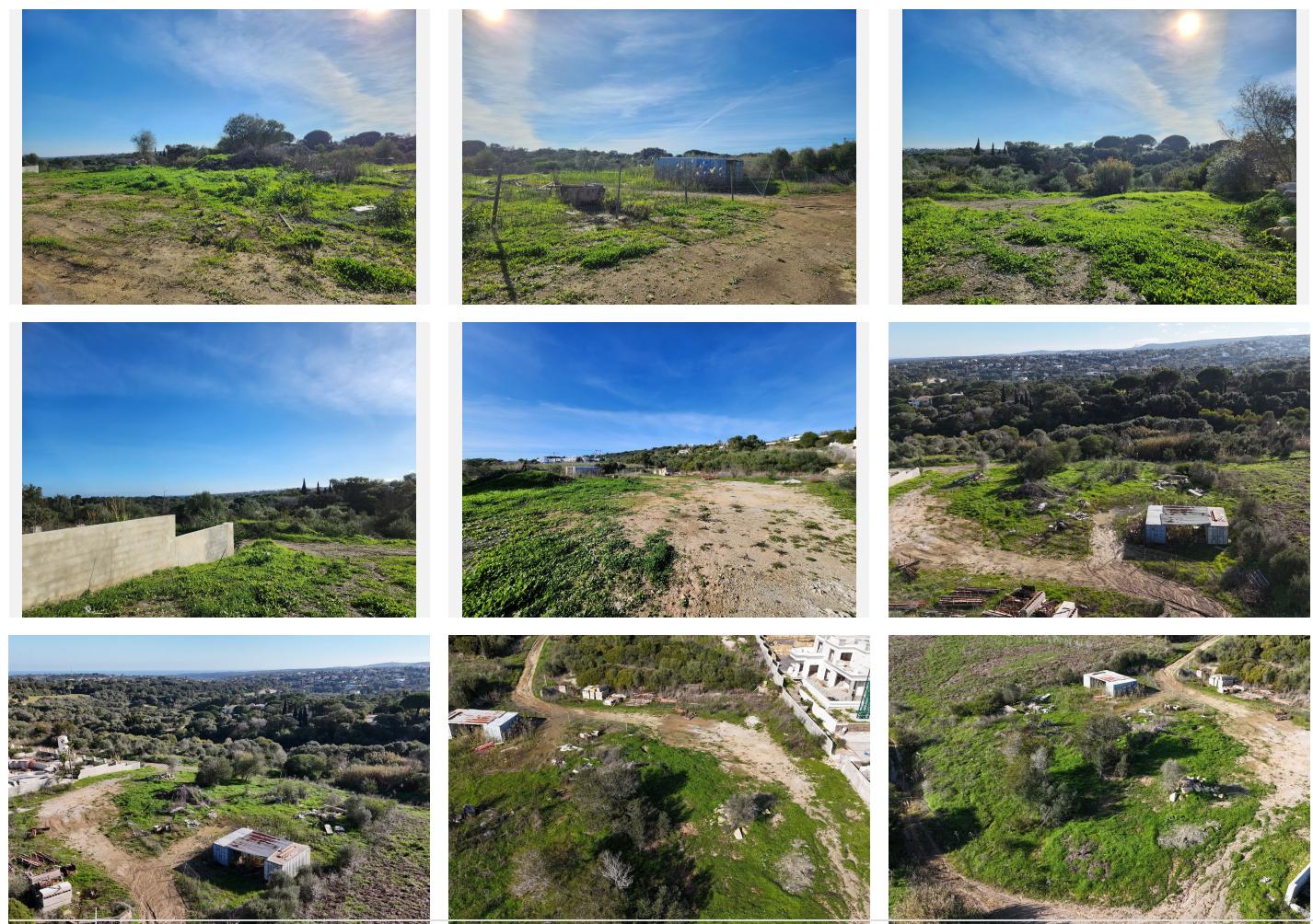
To the south, a protected green zone.

To the east, a 3,700 m<sup>2</sup> plot with a large contemporary white villa currently nearing completion.

To the west, a 4,300 m<sup>2</sup> plot owned by a British developer, who plans to begin construction of a high-end property in 2026.

The location is particularly attractive for families, with the Sotogrande International School within walking distance, approximately 500 metres away. According to current planning regulations, the plot allows for the construction of up to 844 m<sup>2</sup> of built living space plus garages. Combined with the high standard of neighbouring properties, excellent privacy, and prime orientation, this offers the opportunity to develop a truly exceptional residential project.

An initial design project for a large luxury villa is already available for this plot, providing a solid starting point for the development of a bespoke home in one of the finest areas of Sotogrande Alto.



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