



## RESIDENTIAL PLOT BEDROOMS BATHROOMS IN SOTOGRANDE ALTO

📍 Sotogrande Alto

REF# R5362945 €2,000,000

BEDS

BATHS

BUILT

PLOT

1808 m<sup>2</sup>

5481 m<sup>2</sup>

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 m<sup>2</sup> project plot, with 1,781.71 m<sup>2</sup> computable area within the proposal. Offered at €2,000,000 + taxes.

Investor key facts

Combined working cadastral area: 75,495 m<sup>2</sup> (3,300 m<sup>2</sup> + 72,195 m<sup>2</sup>)

Project plot area: 5,481 m<sup>2</sup>

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# BROMLEY ESTATES

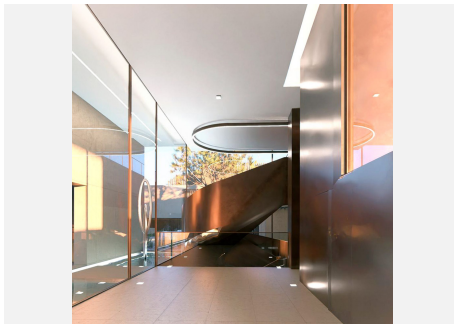
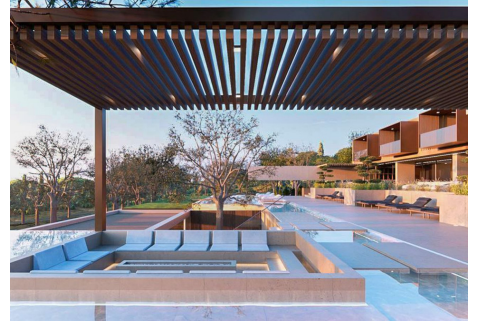
*Marbella*

Normative buildability used in project: 1,808.73 m<sup>2</sup>

Computable project area: 1,781.71 m<sup>2</sup>

Total built area in project: 2,738.02 m<sup>2</sup>

Estimated PEM: €2,609,151.82



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