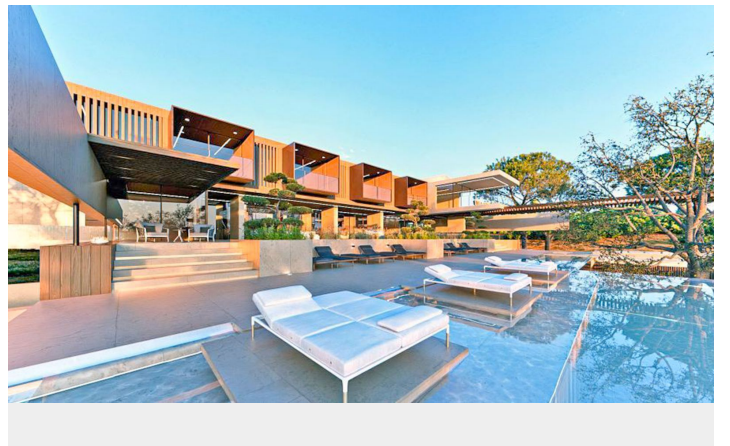


Reference: R5362945



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



# Residential Plot in Sotogrande Alto

Price **€ 2,000,000**

Build Size

**1808 m<sup>2</sup>**

Plot Size

**7289 m<sup>2</sup>**

## SETTING

- ✓ Frontline Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Urbanisation

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Excellent

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Golf
- ✓ Pool
- ✓ Panoramic
- ✓ Forest

## FURNITURE

- ✓ Optional

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Safe

## CATEGORY

- ✓ Bargain
- ✓ Investment
- ✓ Resale
- ✓ Golf
- ✓ Luxury
- ✓ With Planning Permission
- ✓ Holiday Homes
- ✓ Off Plan
- ✓ Contemporary

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: 5,495 m<sup>2</sup> (3,300 m<sup>2</sup> + 2,195 m<sup>2</sup>)

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

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

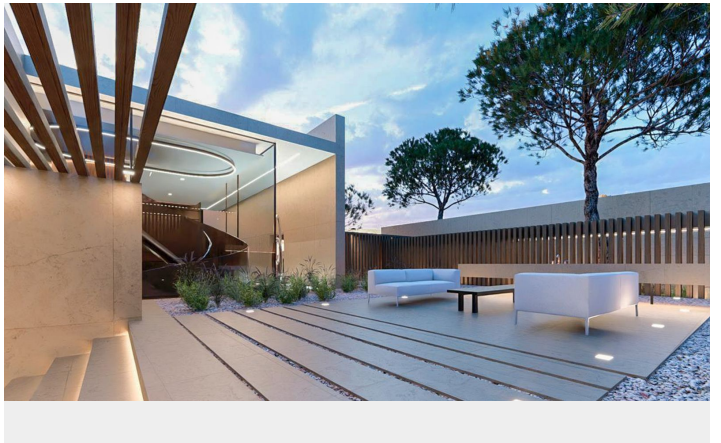
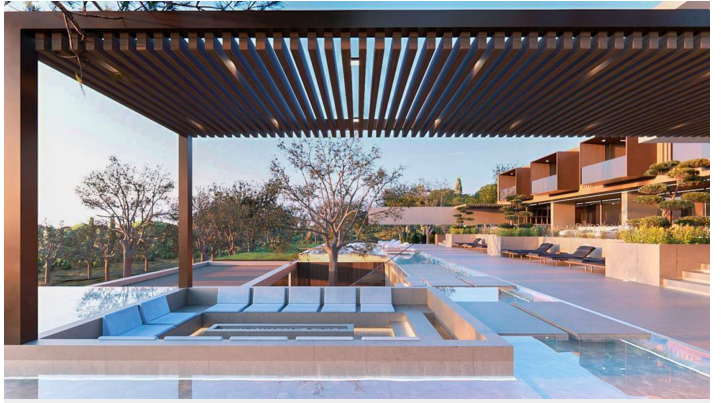
Computable project area: 1,781.71 m<sup>2</sup>

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

Estimated PEM: €2,609,151.82

[View Property Online](#)

# GALLERY



# Los altos de Valderrama - Sotogrande



- Parcela 53  
2.172 m<sup>2</sup>
- Parcela 54  
2.181 m<sup>2</sup>
- Parcela 55  
3.330 m<sup>2</sup>
- Parcela 54  
3.330 m<sup>2</sup>





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