Residential plot for sale in Sotogrande - Cádiz

Sotogrande, Cádiz

Reference: 182425



685,000 €

255 €/m²

2688 m²

Description

Plot with plans for a luxury villa in Sotogrande

An exceptional opportunity to create a fully bespoke luxury home in the heart of Sotogrande, within a private, gated and highly secure community, boasting stunning unobstructed views over the La Reserva golf course.

The property sits on a spacious plot of 2,688 m² and features a carefully designed architectural plan to make the most of its prime location, natural light and views of the surrounding area.

The project envisages a spectacular villa with up to 1,075 m² of internal floor space, conceived around a contemporary concept of indoor-outdoor living, with spacious open-plan areas, large glazed surfaces, multiple levels and generous terraces facing the landscape.

One of the main advantages of this opportunity is that the buyer is not simply purchasing a pre-designed property, but rather the chance to create their own bespoke home.

The customisation options are entirely open to the buyer's needs and preferences. The basic project has already been submitted to San Roque Town Council and has received its approval; it is currently ready for submission to the Institute of Architects and subsequently to San Roque Town Council for the planning application.

Description

The construction project will be carried out in collaboration with the buyer, allowing them to have a say in the specification of the build quality, materials, finishes and various features of the property.

The plot comes with a comprehensive set of documentation and technical plans, including:

* Geotechnical report completed and available. * Technical georeferencing report completed and available. * Approved graphical validation report completed and available. * RGA plan completed and available. * Survey plan completed and available. * Basic project submitted to San Roque Town Council. * Maximum projected internal buildable area: 1,075 m²

Sotogrande offers one of the most exclusive and well-established residential environments in southern Europe, combining privacy, security, natural surroundings and an extraordinary range of sports and leisure facilities.

The plot is situated close to La Reserva Club, its sports facilities and golf course, as well as the Sotogrande International School and some of the area's most prestigious golf courses, including Valderrama.

A unique opportunity for those seeking to build a truly exceptional home in Sotogrande, with the freedom to tailor the project to their own lifestyle and the chance to create a landmark villa in one of Andalusia's most exclusive residential areas.

The sale comprises the 2,688 m² plot, together with the architectural plans and the available technical documentation. The construction and final specifications may be adapted and finalised in consultation with the buyer and will be quoted separately.

*Service charges: €552.71 per quarter *Property tax (IBI): €1,040.25 per year

Location and points of interest



The property location is approximate. Contact us for more information.