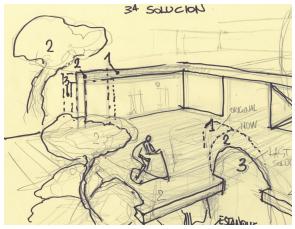
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Residential Plot in Sotogrande

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	2536m2

R5485999 **Residential Plot** **Sotogrande** **1.200.000€**

SEA & GOLF VIEW PLOT WITH BUILDING LICENCE & APPROVED VILLA PROJECT — ALMENARA GOLF, SOTOGRANDE A unique opportunity to acquire an exceptional plot with an already-approved building licence and a complete villa project in the prestigious Almenara Golf resort, meticulously designed to integrate seamlessly into the surrounding natural landscape and ensure absolute privacy. THE LAST — AND BEST — PLOT ON THIS RIDGE Of the three adjoining plots on this stretch, this is the last one still available — and, thanks to its position, also the one with the finest sea and golf views of the three. Both neighbouring plots, to the left and right, have already been fully developed and sold. This means whoever builds here next builds into a finished, established neighbourhood: no adjoining construction site, no scaffolding next door, no building noise from either side — a rare guarantee that simply won't exist once this last plot is built out. It is the final chance to secure this ridge, on its best-positioned plot. PLOT DETAILS Size: 2,536 m² at €473/m² = €1,200,000 PREFER A FINISHED HOME? If you would rather move straight into a fully finished villa, the same design can also be delivered turnkey by our team for €5,150,000 — with the plot, licence and project remaining the primary offer. PROJECT DETAILS Plot size: 2,536 m² Built area: 450 m² Open and covered terraces (including pool): 300 m² Building licence: already available Construction time: 18 months (everything already perfectly prepared) Bedrooms: 4 as currently planned, expandable to 5–6 on request (Lower Level) PROJECT DESCRIPTION

The villa design is created by FLOW81, one of Andalucia's most acclaimed contemporary architecture practices, recognised internationally with multiple German Design Awards, a DNA Paris Design Award, and a WAN Award — including for the nearby Villa Las Nubes, also here in Sotogrande. The studio masterfully blends striking modern architecture with the Mediterranean landscape, prioritising natural elements and taking full advantage of the plot's orientation, with sea and golf views from all main living areas, the garden, and most bedrooms. KEY FEATURES Sea and golf views from all main living areas, the garden, and most bedrooms Award-winning design by FLOW81 (German Design Award, DNA Paris Design Award, WAN Award), blending modern architecture with nature for a seamless indoor-outdoor experience Smart glass technology at the main entrance, adjusting transparency, light and temperature at the touch of a button Underfloor heating, a smart home system, a private elevator, and solar energy installation A focus on maximising natural light and open, airy spaces 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 Lower Level: Set one level below the entrance floor, this walk-out level still enjoys genuine natural light on the valley side thanks to the elevated, partly cantilevered pool and terrace above — effectively a second, lower garden. Can be customised with one or two additional en-suite bedrooms, a private spa, or entertainment spaces, allowing for up to 6 bedrooms in total FLEXIBILITY & CUSTOMISATION As the buyer of the plot with the approved licence and project, you can personalise the villa freely — high-end materials such as Italian Carrara marble or solid wood, a different kitchen configuration, extra rooms, larger entertainment spaces, or building with your own construction company. Follow the pre-approved design, or make it entirely your own — the choice is yours. EXPERIENCE THE QUALITY OF LIVING IN SOTOGRANDE Sotogrande offers exceptional amenities, including the International School, equestrian facilities, the NH Almenara Hotel, and the renowned golf courses of Valderrama, Almenara and La Reserva. The coastal area around the Real Club de Golf de Sotogrande has a lively marina with restaurants, cafés, shops and direct beach access — plus dramatic cliffside beaches with views toward Africa and the Strait of Gibraltar, ideal for water sports and birdwatching, including El Cabrero and Cala Taraje near Torreguadiaro. FACTS OF INTEREST 1.6 km to Almenara Golf 8.4 km to Sotogrande beach 8.6 km to Trocadero Sotogrande 9.9 km to the popular El Octógono tennis and padel club 11.9 km to Puerto Sotogrande (marina) 26.9 km to Gibraltar International Airport 110 km to Málaga International Airport Not quite the right plot or location? We also have off-market plots with panoramic sea views — for example in La Zagaleta and La Paloma — that are not publicly listed. Tell us what you're looking for, and we will source, present and organise the best ?possible ?option ?for ?you. This ?is the last ?plot ?on the ridge — and ?once it's ?gone, this ?opportunity ?won't come again. Contact ?us ?today ?to ?arrange ?a ?private ?viewing.