



## Sotogrande Alto Spain

03312

**595,000€**

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Currency conversions are approximated and may vary.

### Plot for Sale in Altos de Valderrama, Sotogrande Alto

Located in the prestigious Altos de Valderrama development in Sotogrande Alto, this impressive 2,980 m<sup>2</sup> plot represents an exceptional opportunity to build a unique residence in one of the most exclusive areas of the region.

Surrounded by nature and offering complete privacy, the plot lies within a gated community that provides maximum security and peace of mind, with 24-hour surveillance.

With a buildability of 33% and permission to construct up to two floors with a maximum ridge height of 9.5 metres, this property is ideal for those wishing to design a bespoke luxury home in an incomparable setting.

Its 2,980 m<sup>2</sup> surface allows for the development of a spacious and well-proportioned property. In addition, all utilities, water, electricity, telephone and drainage network are available at the boundary of the plot, making it easy to begin the construction project.

Community fees / year €2,026

Property tax (IBI) / year: €1,287

### About the Zone

Sotogrande alto is where the most exclusive and biggest villas of sotogrande are located. The houses on this area are for those who enjoy calmness and privacy from their big homes. Also you are on the top part of Sotogrande and many houses can enjoy a beautiful view to the sea. Also in sotogrande alto there is the Valderrama golf course, which is where the Andalusia championship is held each

## Property Features:

Bedrooms:	<b>Studio</b>
Bathrooms:	<b>0</b>
Heating:	<b>No</b>
Air Conditioning:	<b>No</b>
Swimming Pool:	<b>No</b>
M <sup>2</sup> Built:	<b>TBC</b>
M <sup>2</sup> Plot:	<b>2980m<sup>2</sup></b>