



Detached Villa for sale in Sotogrande Alto, Sotogrande

1,100,000 €

Reference: R4743592 Bedrooms: 4 Bathrooms: 4 Plot Size: 884m² Build Size: 200m² Terrace: 300m²















Costa de la Luz, Cádiz

Introducing Villa Flora - A Sea View Villa in Prime Location Near Sotogrande We are proud to present Villa Flora, an exclusive off-plan villa project set on a spacious 884 m² plot in the highly sought-after area of La Paloma, just minutes from the prestigious Sotogrande. Surrounded by luxury residences and offering breathtaking panoramic sea views, this is a rare opportunity to build your dream home in one of Southern Spain's most desirable coastal enclaves. Total Project Price: Only €1,100,000 Includes 884 m² plot + turnkey construction cost. Become Your Own Property Developer With Villa Flora, you take full control of your investment. Upon completion, similar villas in the area are valued between €2,000,000 and €2,500,000, while comparable villas by other developers start at €1,500,000. This project empowers you to become your own developer, unlocking remarkable value and flexibility. Full Design and Build Flexibility Everything is custom-tailored to your lifestyle and vision: Bespoke architectural design Personalized interior and exterior finishes Control over budget, materials, and aesthetics Hands-on decisions throughout every phase of construction Create a home that truly reflects your personal style and needs. No Advance Payments - Pay As You Go Enjoy full peace of mind with a stage-based payment plan. You only pay after each construction milestone is successfully completed-ensuring transparency, trust, and quality at every step. Premium Location Located in the tranquil, fully developed community of La Paloma, the plot offers uninterrupted sea views and a peaceful, upscale environment. All neighboring properties are already completed, meaning no construction noise or disruption—just serenity and stunning surroundings. What's Included in the Price Our turnkey offer includes: 1,000 m2 plot Full site excavation and preparation Reinforced concrete structure (AAC blocks - energy efficient) Exterior plastering and decorative finishes Interior finishes: flooring, painting, 1x1m porcelain tiles, bathroom tiling Electrical installation: sockets, switches, lighting, telecoms High-efficiency LED lighting (interior and exterior) Complete plumbing and highquality sanitary fittings Full air conditioning system (Mitsubishi or Samsung) Aluminium carpentry (thermal break, matte black finish) Custom woodwork: interior doors, wardrobes, bathroom units Fully equipped kitchen with furniture and built-in appliances Swimming pool (6m x 4m) Exterior works: fencing, entrance gate, parking area IVA not included. Please note: Prices have increased by 5% since January 1, 2025. A Team You Can Trust With decades of experience, our expert team of architects, designers, project managers, and builders deliver outstanding homes-cutting out intermediaries to provide unbeatable market value. Villa Flora is not just a home-it's a smart investment, a creative journey, and a lifestyle upgrade. Contact us today to begin building your tailor-made villa with sea views near Sotogrande.





Features:

Features Orientation **Climate Control Private Terrace** North East **Central Heating**

Storage Room

Gym Sauna

Car Hire Facility

Condition **Views** Setting

Garden Close To Golf **New Construction** Urbanisation Pool

Golf **Forest**

Pool Furniture Private Part Furnished **Fully Fitted** Garden Security **Parking Private** 24 Hour Security **Private**

Landscaped Safe

Easy Maintenance

Utilities Category Electricity **Holiday Homes** Photovoltaic solar panels Investment

> Golf Luxury Off Plan

More Than One