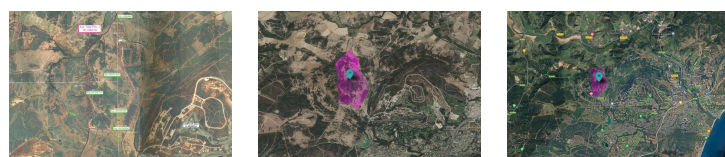


240-02191P  
Available

## SOTOGRANDE

**12,500,000€**



### FEATURES

- Studio Bedrooms
- 0 Bathrooms

**AGRICULTURAL – NON-BUILDABLE – INVESTMENT** An exceptional opportunity to acquire a vast 1,870,000 m<sup>2</sup> (187 hectares) agricultural plot located in the beautiful rural surroundings of Sotogrande. This finca is ideal for farming, livestock, pastureland, or ecological preservation – a rare chance to invest in non-urban land in one of the most sought-after areas of southern Spain. The property is classified as non-buildable land, meaning it is not eligible for residential or commercial development. It must be maintained in its current natural state or used for agricultural or livestock purposes only. A small reservoir (pantaneta) on the land collects rainwater for livestock, making the finca suitable for sustainable farming operations. The soil quality and structure (edaphological characteristics) are excellent for establishing improved pasture meadows with permanent rotation, and there is potential to install irrigation on portions of the land. Due to its location near Sotogrande, this finca also offers strong potential as a winter base for equestrian teams operating in the area, especially those involved in the region's renowned polo scene. Whether you're seeking a finca for sale in Sotogrande, non-buildable land with agricultural potential, or a long-term rural investment in Andalusia, this unique property offers privacy, scale, and ecological value in equal measure. For more details or to arrange a private viewing, please contact us directly.

<b>Interior Size:</b>	N/A	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	1870000m <sup>2</sup>	<b>Price per sqm:</b>	£0
<b>Furnishing:</b>	Unfurnished		