BMI GROUP
ESTATE AGENTS

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240-01494P
Available

SOTOGRANDE

1,397,550€











FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Close To Shops
- Close To Schools
- Sea views
- Country View
- Gated Community
- Golfview
- Security Service24h
- Garden View
- Close To Sea Beach
- Close To Golf

An exceptional opportunity to acquire a prime residential plot in Sotogrande La Reserva, one of the most prestigious and sought-after areas on the Costa del Sol. This elevated 3,993 m² plot enjoys open sea and golf views, offering the perfect setting to build a bespoke luxury villa in a tranquil yet exclusive environment. Positioned to maximise privacy and panoramic outlooks, the plot's elevated position ensures long-term views across the surrounding landscape, La Reserva Golf Course, and the Mediterranean beyond. The generous plot size allows for a substantial architectural design while respecting the natural beauty of the area. Plot Details: ? Location: Sotogrande La Reserva ? Plot size: 3,993 m² ? Classification: Residential building plot ? Building allowance: 25% – 33% ? Maximum height: - 2 floors or 6.50 m - Optional third floor permitted (maximum 30% of second-floor surface, total height up to 9.50 m) ? Setbacks: - 6 m from the street - 15 m from the golf course ? Garages and parking areas: Not included in buildability calculations Investment Highlights:- - Elevated position with sea and golf views - Located in a secure, low-density luxury community - Ideal for a custom-built modern or contemporary villa - Excellent investment potential in Sotogrande's most exclusive zone ? Pricing: - Price per m²: €350 - Taxes: 21% IVA applicable

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	3993m^2	**Price per sqm:**	£0

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