

**240-01494P**  
Available**SOTOGRANDE****1,397,550€****FEATURES**

- Studio Bedrooms
- 0 Bathrooms



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 m<sup>2</sup> 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 m<sup>2</sup> ? 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 m<sup>2</sup>: €350 - Taxes: 21% IVA applicable

**Interior Size:** N/A  
**Exterior Size:** N/A  
**Plot Area:** 3993m<sup>2</sup>

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £0