BMI GROUP
ESTATE AGENTS

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240-01498P
Available

SOTOGRANDE

5,250,000€











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

Total land: 15,000 m² (4 plots) | Classification: Residential | Price: €350/m² + IVA | Views: Golf and sea Some plots offer a view. These offer a canvas. Made up of four individual plots within the prestigious La Reserva de Sotogrande, this is a rare opportunity for a buyer looking for space on a grand scale, or for a developer looking to build four homes in one exceptional location, each with uninterrupted views over the golf course and out to the sea. What can be built on this land? The land is classified for residential use, with a building allowance of 25% or 33% depending on the plot. That gives you a generous footprint to work with while respecting the low-density, green character that defines Sotogrande living. What height restrictions apply? The maximum permitted height is two floors, or 6.50 m. A third floor is allowed only if its floor area is no more than 30% of the floor below, in which case the maximum overall height rises to 9.50 m. The rule is designed to preserve the sense of openness that makes this part of Sotogrande so sought after. What are the boundary requirements? Buildings must be set back at least 6 m from the street, 15 m from the golf course and 3 m from neighbouring plots. The golf-course setback helps protect the fairway views these plots are prized for, while giving each future home a real sense of privacy. Do garages, basements and patios count towards the buildable area? Only partly, and this is genuinely valuable. Garages, basements and patios count at just 50% of their actual size towards your buildable allowance, so a 20 m² garage uses only 10 m² of your quota. That means you can add substantial covered and outdoor living space without eating into the residential floor area that matters most. Is VAT applicable on this purchase? Yes. As a sale of building land, 21% IVA applies on top of the asking price of €350 per m². Who is this land best suited to? Someone thinking big. That could be one ...

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	15000m^2	**Price per sqm:**	£0

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