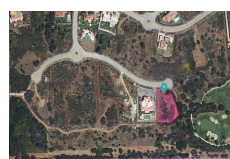




## SOTOGRANDE

850,000€



Reserva de Sotogrande . The price per m2 is 292€ per m2 With a favorable topographical study and geotechnical study (normal foundation, does not require a garage or fill, like others) It has a basic project with infographics and documentation ready to request a building permission. It is located on the front line golf and borders a green area. With perfect south orientation and access from the north. Consolidated views of Sotogrande Alto, Valderrama, Gibraltar, the sea and holes 4 and 3 of the Reserva Golf Club. Neighbour to the west already built, and only one plot to the east that is turned, so you gain views and privacy. Important plot information for land Ref: 240-02109P - Classification: Plot is in the Sotogrande La Reserva which is zoned for Residential use only and has a land size of 2690m . - The land size is 2690m2 - With approximate build size : 880m2 -The plot is prices at 292€ per meter squared - Boundary regulations: distance to the street: 6m - Boundary regulations: distance to the neighbours: 3m - Boundary regulations Golf: distance to golf course: 15m - Build-able areas for garages/parking are not included in these calculations - The Sotogrande building allowance: varies from 25% /33%- depending on the design and land use - Maximum height: 2 floors or 6.50m. A third floor is permitted if it has 30% or less floor space than the 2nd floor and with a maximum height of 9.50m - Taxes: 21% iva is applicable Building permits are issued via the town Councils (Ayuntamientos). The types of permits and the requirements to obtain them vary depending on the extent of the project but for construction a – Permits for major construction (obras mayores) for new construction would be required.

Interior Size:	N/A	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	2690m <sup>2</sup>	Price per sqm:	£0