BMI GROUP
ESTATE AGENTS

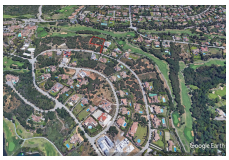
EXPERIENCE. KNOWLEDGE.

240-02344P
Available

SOTOGRANDE

750,000€





FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Street View
- Sea views
- Mountain View
- Golfview
- Panoramic views

This beautifully situated plot offers stunning views of the sea, mountains, and front-line golf course. Located just a minute's walk from the luxurious five-star hotel, SO/Sotogrande, it presents an excellent opportunity for those seeking a prime location. The plot benefits from full outline planning permission, allowing for the construction of a detached single-family dwelling. All essential services, including water, electricity, telephone, and mains drainage, are conveniently available and connected directly to the plot's boundary. Here are the property build regulations: Building allowance: The percentage varies between 25% and 33%, depending on the design and land use. Maximum height: The property can have up to 2 floors or reach a maximum height of 6.50m. If a third floor is desired, it must have 30% or less floor space than the second floor and a maximum height of 9.50m. Boundary regulations: The distance to the street must be at least 6m. Boundary regulations: The distance to neighboring properties must be at least 3m. Boundary regulations for Golf: The minimum distance to the golf course should be 15m. Buildable areas for garages/parking are not included in these calculations. Taxes: A 21% VAT (iva) is applicable. With these regulations in place, you have the freedom to design and build your dream home on this exceptional plot, enjoying the remarkable views and proximity to luxury amenities.

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	3933m^2	**Price per sqm:**	£0

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