

240-02376P  
Available

## SOTOGRADE

**1,100,000€**



### FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Close To Schools
- Country View
- Golfview
- Garden View
- Close To Golf
- Panoramic views



We are thrilled to introduce a prestigious residential land plot for sale in the esteemed Sotograde community, specifically within La Reserva. This exceptional piece of land provides an outstanding opportunity for crafting a bespoke home in a highly desirable location. This plot of land offers a generous building allowance of 33%, allowing for the creation of a remarkable residence. The design can encompass up to two storeys in height, with an enticing option for a third storey. This third storey is permissible as long as it remains within 30% coverage of the second storey. It's important to note that the overall height of the dwelling should not surpass 9.50 metres, ensuring harmony with the surroundings. For the utmost comfort and functionality, the minimum floor area for the buildable property is set at 150 square metres. This guarantees ample space for creating a living space that suits your preferences and lifestyle. The plot is graced with a street boundary of 6 metres, ensuring privacy and seclusion from the outside world. Although it is not immediately adjacent to a golf course, you'll find an array of accessible golf resorts in the surrounding area. Here are the key details: Property Type: Residential Plot Buildable Area Allowance: Approximately 1084 m<sup>2</sup> (30% coverage) Maximum Building Height: 2 storeys, with the potential for a 3rd storey not exceeding 30% coverage of the second storey and the total height of the dwelling not exceeding 9.50 metres. Minimum Usable Dwelling Area: 150 square metres. Street Boundary: 6 metres Distance to Golf Course: Not applicable Parking Areas: Excluded from buildable areas Additional Specifications: Minimum Usable Dwelling Area: 150 square metres. Distance from Road Frontage (as indicated on the Draft Development Plan): 6 metres or more. Distance from Private Boundaries / Party Walls: 3 metres or more. Maximum Permitted Building Density: 0.25 m<sup>2</sup>/m<sup>2</sup>. This is an exceptional opportunity to ...

<b>Interior Size:</b>	N/A	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	4539m <sup>2</sup>	<b>Price per sqm:</b>	£0