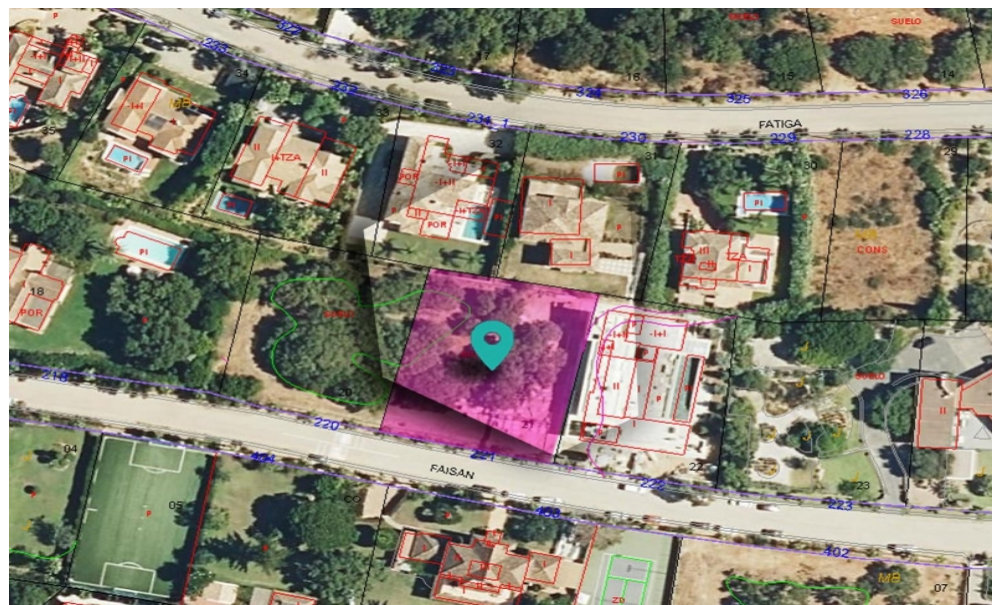


240-02522P  
Available

## SOTOGRADE

**590,000€**



### FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Close To Schools
- Country View
- Mountain View
- Garden View
- Close To Golf

Discover an exceptional opportunity to own a premium plot in one of the best streets in Sotogrande's F-zone. This largely flat plot offers distant sea views and comes with a pre-approved project that can serve as the foundation for your new build. Key Features of This Magnificent Plot Prime Location: Situated in a sought-after area of Sotogrande, this plot is perfectly positioned to offer both tranquility and accessibility. Captivating Views: Enjoy stunning views of the surrounding area, nearby mountains, and the Mediterranean Sea, creating a serene and relaxing atmosphere. Pre-Approved Project: The plot includes a pre-approved project, providing a convenient starting point for your custom home design. Sotogrande Building Regulations Building your dream home in Sotogrande comes with specific regulations to ensure quality and harmony in the community: Building Allowance: 25% to 33% depending on the design and land use. Maximum Height: 2 floors or 6.50 meters. A third floor is permitted if it comprises 30% or less floor space than the second floor, with a maximum height of 9.50 meters. Boundary Regulations: Distance to the street: 6 meters. Distance to neighbors: 3 meters. Distance to the golf course: +15 meters. Buildable Areas: Areas for garages and parking are not included in the building allowance calculations. Transfer Tax: Transfer tax is applicable to this property, not IVA (Value Added Tax). Why Choose This Plot in Sotogrande? Ideal for Custom Builds: With a largely flat terrain and a pre-approved project, this plot offers a hassle-free start to constructing your bespoke home. Exclusive Community: Sotogrande is known for its luxurious lifestyle, featuring elite golf courses, private clubs, and fine dining. Investment Potential: Real estate in Sotogrande is highly desirable, promising significant returns on investment. Contact Us Today Don't miss out on this incredible opportunity to own a piece of paradise in Sotogrande. Contact ...

<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>	1588m <sup>2</sup>	<b>Price per sqm:</b>	£0