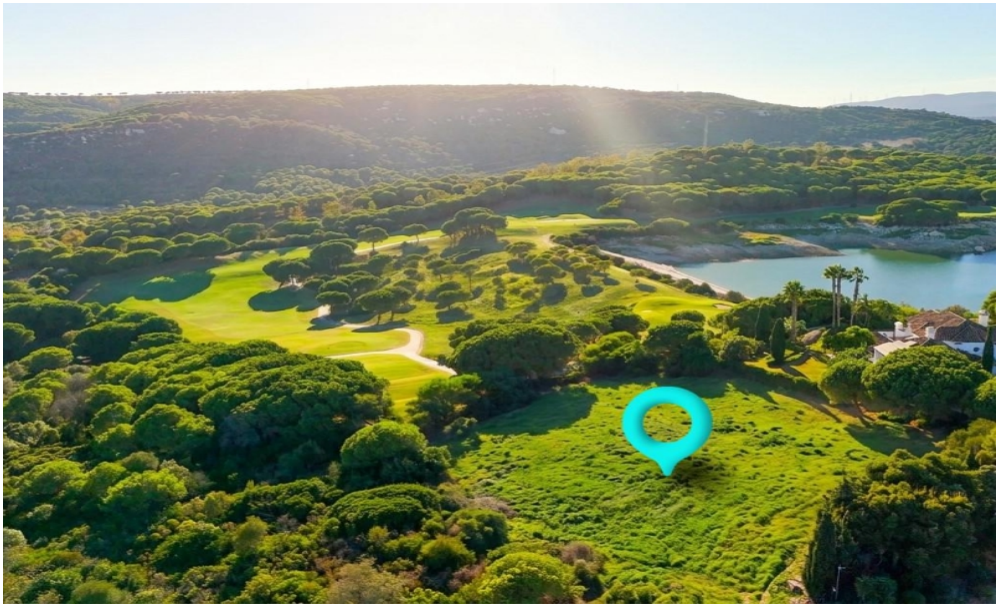
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FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Sea views
- Surveillance Cameras
- Country View
- Gated Community
- Golfview
- Garden View
- Private Pool
- Private Garden

This exceptional plot of land is a rare opportunity to build your dream home in Sotogrande's prestigious G-Zone. Nestled at the end of a private road, the property boasts stunning, uninterrupted views of the Alcaidesa National Park and the sea. South-facing and directly fronting the Almenara Golf Course, this 3,668 m² plot offers both exclusivity and serenity. LAND IS SOLD WITH BUILDING LICENSE IN PLACE - READY TO BUILD - Plot Size : 3,668 m² - Potential Build Area: Approximately 1,100 m² - Orientation: South-facing with panoramic views SOTOGRANDE Building Regulations - Classification: Residential plots - Building Allowance: 25–33% of the plot size - Maximum Height: - Two floors (6.50 m maximum) - An optional third floor with up to 30% of the second floor's area, not exceeding 9.50 m in height - Setback Distances: - 6 m from the street - 3 m from neighboring plots - 15 m from the golf course - Buildable Area: 0.25 m²/m² (garage/parking areas not included in calculations) Why This Land is Unique: The property's frontline position on Almenara Golf Course ensures unobstructed views and privacy. Its elevated location offers breathtaking scenery, from lush greens to the tranquil Alcaidesa National Park and beyond to the sparkling sea. With ample space to construct a luxurious home, this plot is perfect for golf enthusiasts and nature lovers alike. Invest in the Best of Sotogrande: Sotogrande is synonymous with luxury, offering world-class golf courses, a vibrant marina, and an exclusive lifestyle. Don’t miss the chance to own this extraordinary plot and create a custom home in one of Europe’s most sought-after destinations. For more information or to arrange a viewing, contact us today! *Optimize your dream lifestyle in Sotogrande—where luxury meets nature.* #Land for sale in Sotogrande #Frontline Almenara Golf Course plots #Residential land Sotogrande G-zone # ...

Interior Size:	945m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	3668m^2	**Price per sqm:**	£1,052.91

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