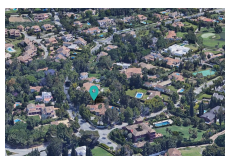
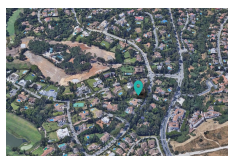
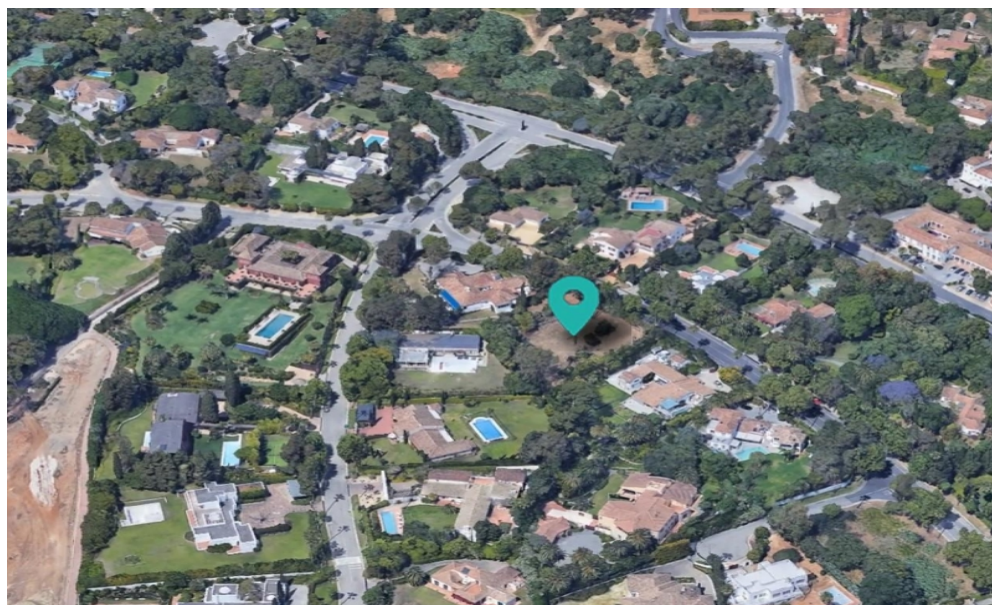




## SOTOGRANDE

2,100,000€



### FEATURES

- Studio Bedrooms
- 0 Bathrooms

Exceptional Plot for Sale in Paseo del Parque, Sotogrande Costa Discover a rare opportunity to own a premium 2,350 m<sup>2</sup> plot on one of the most exclusive streets in Sotogrande Costa's Paseo del Parque. Just a short 30-minute walk to Trocadero Beach Club and a 5-minute drive to the marina, this largely flat plot is ideally situated for building a luxury custom home in one of the most desirable locations on the coast. Key Features Prime Location: Quiet, elegant street in Sotogrande Costa with quick access to beaches, the port, and local amenities. Sea Views: Enjoy tranquil views of the Mediterranean and surrounding greenery. Pre-Approved Project: Includes an architectural design by Valentín de Madariaga with a previously approved license (now expired, but renewable). Geological & Geotechnical Studies: Full reports included. The plot sits on high-quality rocky ground — no piloting required. Sotogrande Building Regulations Building Allowance: 25%–33% depending on design and use. Maximum Height: 2 floors or 6.5 meters. A third floor is permitted if it covers 30% or less of the second floor, with a maximum height of 9.5 meters. Setback Requirements: 6 meters from the street 3 meters from neighboring plots Parking & Garages: Not included in building allowance calculations. Why This Plot Stands Out This plot is ready to build, with a clear path forward thanks to its existing studies and architectural plans. The ideal topography and prestigious address make it perfect for a custom family residence or holiday retreat. Price: €2,100,000 + 21% IVA (already included in the final price)

Interior Size:	N/A	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	2350m <sup>2</sup>	Price per sqm:	£0
Furnishing:	Unfurnished		