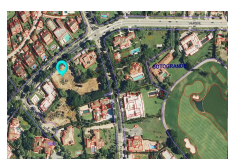


SOTOGRANDE

1,850,000€



FEATURES

- Studio Bedrooms
- 0 Bathrooms

EXCLUSIVE – PRIME – OPPORTUNITY ? Prime Building Plot in Sotogrande Kings & Queens – Exceptional Opportunity in Sotogrande Costa ? Location: Kings & Queens, Sotogrande Costa ? Plot Size: 2,213 m² ? Buildability: Up to 33% of plot size ? Reference: [Insert MLS or internal reference code] Situated in the prestigious Kings & Queens area of Sotogrande Costa, this superb flat plot of 2,213 square metres offers a rare opportunity to create a luxury custom residence in one of the most exclusive addresses in Southern Spain. Key Features: - Prime location within walking distance to the Sotogrande Royal Golf Club, the beach, and the marina - East-facing orientation for maximum natural light and privacy - Flat, easily buildable land with mature surroundings - Surrounded by high-end villas in one of the original and most sought-after areas of Sotogrande Costa - Planning & Building Regulations: - Buildable area: 33% of plot size, approximately 730 m² maximum constructed area Setbacks: - Minimum 6 metres from public roads - Minimum 3 metres from private boundaries - Maximum height: - Two storeys (ground floor + first floor) - Total building height not to exceed 6.5 metres - Roofing: Pitched roofs are encouraged to maintain the traditional Sotogrande aesthetic - Occupancy: Maximum 25% of the plot may be occupied by the footprint of the building - Underground/basement: Permitted and not included in the buildable limit if fully underground - Permits: All construction is subject to approval by the Sotogrande Architectural Committee and the San Roque Town Hall Note: All works must comply with the current PGOU (Plan General de Ordenación Urbana) of San Roque and the Urbanisation Rules for Sotogrande Costa. This is an exceptional chance to build a bespoke villa in the heart of classic Sotogrande. Whether you're seeking a family retreat, an investment opportunity, or your dream home in Spain, this plot offers ...

Interior Size:	N/A	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	2233m ²	Price per sqm:	£0