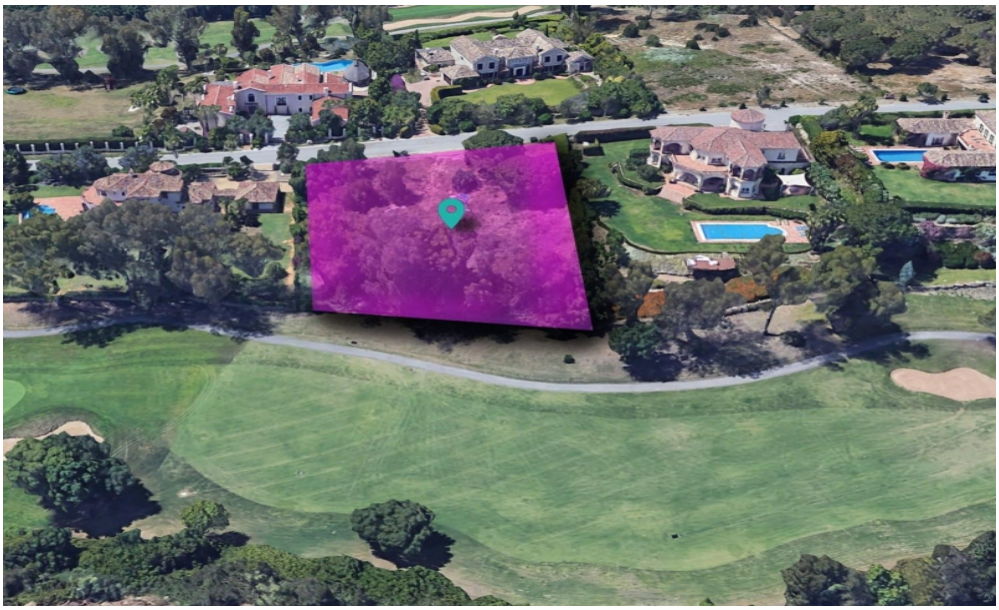
BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

240-02779P
Available

SOTOGRANDE

1,141,050€





FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Front Line Golf
- Central Heating
- Underfloor Heating Partial
- Close To Schools
- Golfview
- Marble Floors
- Close To Golf
- Uncovered Terrace
- Wooden Floors
- Internet Wifi
- Covered Terrace
- Gated Community
- Security Service24h
- Garden View
- Private Pool
- Private Garden

This exceptional frontline golf plot of 3,003 m² presents a rare opportunity to design and build a truly bespoke home in one of Sotogrande's most peaceful and prestigious settings — overlooking the fairways of the Almenara Golf Course. The elevated position offers panoramic golf and countryside views, with natural light and privacy throughout. With a buildable area of 1,148 m², the site allows for an elegant, spacious villa featuring extensive terraces (132 m²) for entertaining, lounging, or enjoying your private pool while surrounded by nature. Conceptual plans could include five luxurious bedroom suites, multiple lounges, a home cinema or gym, and up to three garages. The natural topography of the land lends itself perfectly to multi-level architecture, ensuring every key room captures the stunning views. Plot Details ? Plot size: 3,003 m² ? Buildable area: 1,148 m² ? Permitted height: 2 floors or 6.5 m ? Optional third floor: up to 30% of the second-floor area (max. height 9.5 m) ? Boundary distance to street: 6 m ? Boundary distance to golf course: 15 m (no-build zone) ? Buildable areas for garages/parking: Not included in total build calculation ? Price per m²: 350 € ? Taxes: 21% IVA applicable ? Classification: Residential plot Why Invest Here Located in Sotogrande Alto, within the Sotogrande estate building regulations, this plot guarantees architectural harmony and enduring property value. Strict design standards preserve the area's elegance, ensuring all new homes complement the natural surroundings and golf course landscape. Residents of Sotogrande enjoy an unrivalled lifestyle with world-class golf courses, the five-star SO/Sotogrande hotel and spa, international schools, polo fields, pristine beaches, and a lively marina — all just minutes away. This is more than a plot — it's the foundation for your own private paradise in the heart of Sotogrande's most exclusive golf setting.

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	3003m^2	**Price per sqm:**	£0

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi