

240-02780P  
Available

## SOTOGRADE

**992,600€**



### FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Private Terrace
- Mountain Side
- Living Room
- Parquet Floors
- Underfloor Heating Partial
- Close To Schools
- Sea views
- Marble Floors
- Close To Golf
- Game Room
- Storage room
- Gym
- Laundry Room
- Covered Terrace
- Security Entrance
- Brand New
- Dining Room
- Guest Toilet

Exceptional 2,836 m<sup>2</sup> plot in the prestigious La Reserva de Sotogrande, offering south-facing panoramic sea and mountain views. This elevated plot provides the perfect canvas to build your dream luxury villa, fully taking advantage of sunshine and spectacular scenery throughout the day. The plot falls under Sotogrande's local building regulations, ensuring architectural harmony and long-term value. Its generous size allows for a villa with terraces, infinity pool, landscaped gardens, and private outdoor spaces — maximizing the potential for luxury living. Situated in a prime location within La Reserva, residents enjoy easy access to world-class golf courses, beach clubs, tennis facilities, restaurants, and the marina, all while enjoying privacy and tranquility. Plot Details / Local Laws ? Classification: Plot for residential use ? Plot size: 2,836 m<sup>2</sup> ? Buildable area: 796 m<sup>2</sup> ? Maximum site coverage: 25–30% ? Maximum height: 2 storeys = 6.50 m ? Optional third storey: Permitted if ?30% of second storey and max total height 9.50 m ? Ancillary areas for vehicle parking: Not included in buildable area Orientation: South-facing ? Views: Sea and mountains ? Price: €350/m<sup>2</sup> + 21% IVA Features - Elevated position for uninterrupted sea and mountain views - Full sunlight exposure throughout the day - Flexible layout potential for a luxury villa with terraces, pool, and landscaped gardens - Located in exclusive La Reserva de Sotogrande, with privacy and security A rare opportunity to create a bespoke luxury home in one of Sotogrande's most prestigious locations, with maximum potential to capture views, light, and privacy.

<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>	2836m <sup>2</sup>	<b>Price per sqm:</b>	€0