

240-02781P
Available

SOTOGRADE

897,750€



FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Sea views
- Mountain View
- Gated Community
- Garden View

An extraordinary opportunity to acquire a prime plot of land in the prestigious La Reserva de Sotogrande, one of southern Spain's most exclusive private communities. Perfectly oriented east toward the Mediterranean Sea, this exceptional parcel offers breathtaking panoramic views and the ideal setting to design your dream contemporary villa in a serene, elevated position. Set on a 2,565 m² plot with a buildable area of 33%, this land allows for approximately 846 m² of constructed space, providing the perfect canvas for a bespoke home that captures the morning sun, open sea vistas, and the tranquility of Sotogrande's natural landscape. The plot's elevated position ensures views stretching across the Mediterranean coastline — a rare combination of privacy, beauty, and connection to nature, all within the secure environment of La Reserva de Sotogrande. Plot Details ? Plot Size: 2,565 m² ? Buildable Area: 33% (approx. 846 m²) ? Orientation: East-facing with panoramic sea and sunrise views ? Location: La Reserva de Sotogrande, close to golf, country club, and international school Sotogrande Building Guidelines ? Classification: Residential plots ? Maximum Height: Two floors (6.5 m max) ? Optional third level up to 30% of second floor area (max height 9.5 m) ? Setback Distances: - 6 m from the street - 3 m from neighboring plots - Buildable Area Ratio: 0.25 m²/m² (excluding garage or parking) Why This Land Is Unique This east-facing La Reserva plot offers a privileged position with expansive sea views, tranquil surroundings, and direct morning sunlight — perfect for creating a bright, energy-efficient home that blends modern architecture with the beauty of the Andalusian landscape. Its exclusive location within La Reserva provides access to world-class golf, fine dining, equestrian facilities, and the prestigious Sotogrande International School, all within a secure gated community known for its discretion and ...

Interior Size:	N/A	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	2565m ²	Price per sqm:	£0