

240-01505P  
Available

## SOTOGRADE

**1,630,000€**



### FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Security Entrance
- Country View
- Golfview
- Security Service24h
- Garden View
- Panoramic views

This prime residential plot offers an exceptional opportunity to build a distinctive villa in a secure and prestigious setting. With a garden-facing golf layout and open panoramic views across the surrounding landscape and fairways, the plot enjoys both privacy and a privileged outlook. Plot Classification: Residential building plot Building Allowance: Up to 33% of the total plot area Maximum Height: Two floors or 6.50 m A third floor is permitted, provided it does not exceed 30% of the second floor's built area, with a maximum overall height of 9.50 m. Setback Requirements: Minimum distance from the golf course: 15 m Minimum distance to neighboring plots: 3 m The plot is located within a secure residential area, featuring a controlled security entrance and 24-hour security service, ensuring privacy, safety, and peace of mind. Price: €266 per m<sup>2</sup> Price excludes 21% VAT (IVA).

<b>Interior Size:</b>	1088m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	4353m <sup>2</sup>	<b>Price per sqm:</b>	€1,498.16