

240-01505P
Available

SOTOGRADE

1,155,797€



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 m² Price excludes 21% VAT (IVA).

Interior Size:	1088m ²	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	4353m ²	Price per sqm:	£1,062.31