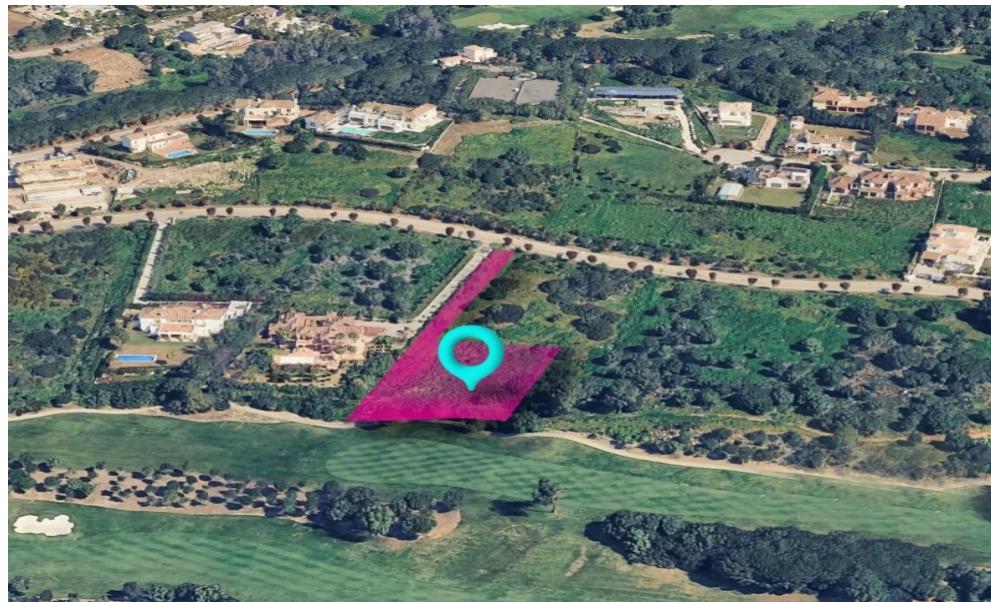


240-01505P  
Available

## SOTOGRANDE

**1,155,797€**



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).

**Interior Size:** 1088m<sup>2</sup>  
**Exterior Size:** N/A  
**Plot Area:** 4353m<sup>2</sup>

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £1,062.31

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### FEATURES

- Studio Bedrooms
- 0 Bathrooms