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ESTATE AGENTS

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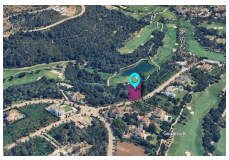
SOTOGRANDE

1,610,000€









FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Country View
- Mountain View
- Golfview
- Marina View
- Garden View
- Panoramic views

We are delighted to present a prestigious residential plot located in the highly sought-after community of La Reserva, Sotogrande. This exceptional plot offers a rare opportunity to design and build a stunning bespoke villa in a prime, secure, and private setting, with a garden directly facing the golf course, offering uninterrupted views and a superb outdoor living experience. The plot features a building allowance of 33%, with a maximum height of two storeys, and the option for a third storey, provided it does not exceed 30% of the second storey's coverage. The total height of the dwelling must not exceed 9.50 metres, and the minimum floor area for the property is 150 m², offering ample space to create a comfortable and functional home. With a 6-metre boundary to the street, the plot ensures a high degree of privacy and seclusion, while the surrounding area offers easy access to a variety of prestigious golf resorts. Key Features: Classification: Residential plot Building allowance: Approx. 1,084 m² – 30% Maximum height: 2 storeys, with option for a 3rd (up to 30% of the second storey, total height max. 9.50 m) Minimum floor area (usable area): 150 m² Street boundary: 6 metres Boundary distance to golf: Frontline / garden facing golf course Buildable areas for parking: Not included Additional Information Minimum distance from road frontage: 6 metres or more Minimum distance from private boundaries / party walls: 3 metres or more Maximum permitted building density: 0.25 m²/m² This plot represents a unique opportunity to create a bespoke residence in one of Sotogrande's most prestigious communities, combining privacy, security, and the unrivalled lifestyle of a frontline golf garden.

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	4767m^2	**Price per sqm:**	£0

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