BMI GROUP
ESTATE AGENTS

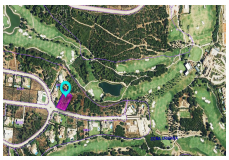
EXPERIENCE. KNOWLEDGE.

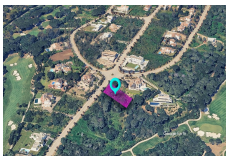
240-02804P
Available

SOTOGRANDE

975,000€








FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Sea views
- Country View
- Mountain View
- Garden View
- Panoramic views

We are pleased to present an exceptional residential plot in the highly desirable community of La Reserva, Sotogrande. This rare plot provides a unique opportunity to design and build a bespoke villa in a secure, private, and prestigious setting. The plot allows for a building coverage of 33%, with a maximum of two storeys, and the option of a third storey, provided it does not exceed 30% of the second storey's footprint. The total height of the property is limited to 9.50 metres, and the minimum floor area is 150 m², offering ample space to create a stylish, comfortable, and functional home. With a 6-metre setback from the street, the plot ensures privacy and seclusion, while still providing easy access to multiple high-end golf resorts and the surrounding amenities. 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: Not applicable 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 offers a rare chance to create a custom-built residence in one of Sotogrande's most prestigious communities, combining privacy, security, and convenient access to world-class amenities.

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	3243m^2	**Price per sqm:**	£0

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi