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ESTATE AGENTS

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240-02839P
Available

SOTOGRANDE

395,000€

FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Close To Schools
- Country View
- Garden View
- Close To Golf

Sotogrande Alto | 1,563 m² | Frontline Golf | All Utilities Connected | €395,459 Some opportunities ask you to compromise. This one doesn't. This 1,563 m² residential plot in elevated Sotogrande Alto sits frontline to the golf course, neighbours the SO/ Sotogrande Spa & Golf Resort and Sotogrande International School, and comes with all utilities already connected. The setting is established. The views are unobstructed. What remains is entirely up to you. Build What You Want, Exactly How You Want It With a permitted build of up to 450 m² across two storeys — plus an optional partial third level up to 9.50 m — this plot gives you the freedom to design a genuinely substantial villa with generous garden setbacks on all sides and those golf course views as your permanent backdrop. All connections are in place: water, electricity, telephone, and mains sewage. Your architect can go straight to work. PLOT SPECIFICATIONS Classification: Residential plot Plot size: 1,563 m² Max. buildable area: Approx. 1,084 m² – 30% occupancy Max. building density: 0.25 m²/m² Min. usable floor area: 150 m² Max. height: 2 storeys + optional 3rd (up to 30% of 2nd storey) Absolute height limit: 9.50 m Min. setback from road frontage: 6 metres Min. setback from private boundaries: 3 metres Street boundary: 6 metres Parking area: Not included in build calculation Golf boundary: Frontline / garden facing golf course The Location Sotogrande Alto is where those who know Sotogrande choose to build. Elevated, low-density, and genuinely private — with golf, beaches, international schools, and both Gibraltar and Málaga airports all within easy reach. Plots of this size with frontline golf exposure are rare here, and growing rarer. From Plot to Keys — We're With You Planning, architects, licences, project management — our team and architecture partners can support every stage of the build process, from first consultation to handover. Learn more ...

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	1563m^2	**Price per sqm:**	£0

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