BMI GROUP
ESTATE AGENTS

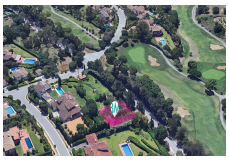
EXPERIENCE. KNOWLEDGE.

240-02639P
Available

SOTOGRANDE

525,000€











FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Close To Schools
- Sea views
- Country View
- Gated Community
- Garden View
- Close To Golf

Some opportunities don't come around twice. This exceptional 1,546 m² plot in Sotogrande represents one of the last remaining chances to build a fully bespoke luxury villa in one of Europe's most exclusive private residential estates — with planning permission already approved and development ready to begin. The Plot ? Plot size — 1,546 m² of prime residential land in Sotogrande ? Planning permission — Approved and in place, allowing immediate development ? Orientation — Optimal sun exposure throughout the day, from morning light to evening golden hour ? Views — Sea views from the second floor, with scenic vistas across Almenara's landscape ? Privacy — No properties directly opposite, ensuring exceptional seclusion and tranquillity ? Setting — Positioned in a peaceful, prestigious Sotogrande neighbourhood with convenient access to golf, polo, the marina, and the coast Build What You Envision With planning approved, you can move straight from vision to architecture. Whether you're drawn to clean contemporary lines, a classic Andalusian estate, or something entirely your own, this plot gives you the canvas — and Sotogrande's building regulations give you serious scope to work with. As a guide, the applicable build rules for this plot allow: ? Plot coverage — Maximum 33% footprint ? Build ratio — Up to 0.35 m²/m² (approximately 541 m² of total built area on this plot) ? Road setback — Minimum 6 metres from the road boundary ? Boundary setback — Minimum 3 metres from neighbouring plot boundaries ? Maximum height — 2 floors (6.50m), with a permitted ático up to 9.50m ? Basement levels — Unlimited, ideal for garages, gyms, cinema rooms, or staff accommodation ? Density — Single dwelling Why Sotogrande? Sotogrande is in a class of its own. A 2,000-hectare private residential estate on the southern tip of Spain, it has attracted discerning international buyers for over six decades —...

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	1546m^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