BMI GROUP
ESTATE AGENTS

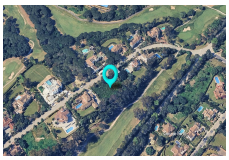
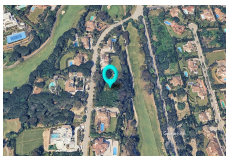
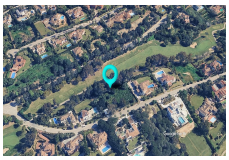
EXPERIENCE. KNOWLEDGE.

240-02851P
Available

SOTOGRANDE

950,000€




FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Front Line Golf
- Central Heating
- Underfloor Heating Partial
- Close To Schools
- Golfview
- Marble Floors
- Close To Golf
- Uncovered Terrace
- Wooden Floors
- Internet Wifi
- Covered Terrace
- Gated Community
- Security Service24h
- Garden View
- Private Pool
- Private Garden

Why is this plot special? Few opportunities in Sotogrande Alto combine location, scale, and readiness to build quite like this one. Positioned frontline to The Alto Club golf course, this exceptional 3,003 m² plot occupies one of the most desirable streets in Sotogrande Alto. It offers open golf views, privacy, and a rare opportunity to create a substantial home in an established area where quality plots are becoming increasingly difficult to find. Does the plot have a building licence? Yes. One of the major advantages of this plot is that a building licence has already been granted by San Roque Town Hall, allowing a buyer to move forward without the delays typically associated with the planning process. Is there already a villa designed for the plot? Yes. The plot is available with a fully designed contemporary villa project, including architecture, landscaping, and interior design concepts. This complete project package is available at an additional cost. Can I build my own design instead? Absolutely. While the approved project offers a valuable head start, buyers are free to create their own bespoke home, subject to the relevant planning approvals. What views will the property enjoy? The plot enjoys uninterrupted views across The Alto Club golf course. The protected golf-front setting helps preserve the open outlook and enhances the long-term appeal of the property. What can be built on the plot? ? Plot Size: 3,003 m² ?Maximum Buildable Area: Approximately 991 m² (33% of plot size) ? Maximum Height: Two floors or 6.5 metres ? Optional Third Floor: Up to 30% of the second-floor area, with a maximum height of 9.5 metres ? Street Setback: 6 metres ? Golf Course Setback: 15 metres protected no-build zone ? Garages & Parking: Not included in the buildability calculation What is the asking price? €350 per m². Are taxes applicable? Yes. The purchase is subject to 21% IVA (VAT). What planning regulations ...

Interior Size:	N/A	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	3252m^2	**Price per sqm:**	£0

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