BMI GROUP
ESTATE AGENTS

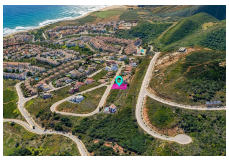
EXPERIENCE. KNOWLEDGE.

240-02855P
Available

SOTOGRANDE

450,000€









FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Sea views
- Gated Community
- Close To Sea Beach
- Close To Golf
- Panoramic views

This exceptional plot in the prestigious La Alcaidesa urbanisation offers breathtaking panoramic views across the Mediterranean Sea and the iconic Rock of Gibraltar. Set in an elevated, tranquil position, it strikes the perfect balance between privacy, natural surroundings, and easy accessibility — the ideal setting for a refined lifestyle on the Costa del Sol. Surrounded by some of the finest golf courses in southern Spain, La Alcaidesa is a true paradise for golf enthusiasts. Combined with over 300 days of sunshine per year, outdoor living here is a year-round pleasure. Build your dream home or launch a luxury development project. Whether you wish to design a fully bespoke villa or take advantage of a ready-to-use concept, this opportunity offers maximum flexibility. Included in the asking price is a fully designed project for a stunning contemporary 4-bedroom luxury villa, carefully conceived to maximise natural light, open-plan living and those exceptional views. How Much Can You Actually Build on This Plot? This is one of the first questions buyers ask — and it's a good one. The plot measures 1,215 m², and under the San Roque PGOU, the maximum permitted footprint is 33% of the plot area (approximately 401 m²), with a total buildability of 0.35 m² per m², giving around 425 m² across all floors. Add a basement — which typically sits outside the buildability calculation — and you have a generous villa with ample space remaining for gardens, terracing and a pool. The included 4-bedroom villa design is already tailored to make the most of every one of those square metres. What Are the Key Building Regulations? The plot is zoned for a detached single-family home. The villa can be designed over two floors with a maximum height of 6.5 metres, with a third level permitted over up to 30% of the second-floor area, provided the overall height does not exceed 9.5 metres. Minimum setbacks are 6 metres from the road and 3 metres from neighbouring ...

Interior Size:	484m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	1215m^2	**Price per sqm:**	£929.75

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