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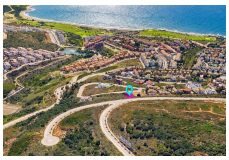
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SOTOGRANDE

450,000€









FEATURES

- Studio Bedrooms
- 0 Bathrooms
- Sea views
- Country View
- Golfview
- Panoramic views

This plot is located in an elevated position in La Alcaidesa with open views towards the Mediterranean Sea, Gibraltar, and, on clear days, the coastline of Morocco. The location is private and quiet, with good access to La Alcaidesa golf, Sotogrande, and Gibraltar. The area benefits from over 300 days of sunshine per year and an established international residential community. The topography of the plot includes a natural slope, which allows for a multi-level architectural design with potential for terraces on different levels and full use of the views. A pre-designed project for a 4-bedroom contemporary villa is included in the sale price. How Much Can You Actually Build on This Plot? ? The plot size is 1,215 m². ? Under the San Roque PGOU planning regulations, the key parameters are: ? Maximum footprint (33%): approx. 401 m² ? Total buildability (0.35 m²/m²): approx. 425 m² above ground ? Basement: not included in buildability calculation (subject to design and approval) ? Swimming pool: permitted and not included in buildability ? Taxes: 21% IVA applicable ? Classification: Residential plot What Are the Key Building Regulations? The plot is classified for a detached single-family villa under the planning rules of Ayuntamiento de San Roque. Key parameters: - Maximum two main floors - Maximum height: 6.5 m - Third level allowed over up to 30% of second floor - Absolute maximum height: 9.5 m - Setbacks: 6 m from road / 3 m from boundaries All development must comply with the San Roque PGOU. What Should Buyers Know Before Building? A building licence must be obtained from the Ayuntamiento de San Roque before construction starts. All architectural plans must be prepared by a registered architect (arquitecto colegiado). On completion, a Licencia de Primera Ocupación is required before occupation is permitted. Legal due diligence is recommended prior to purchase to confirm planning status and any ...

Interior Size:	465m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	1215m^2	**Price per sqm:**	£967.74