



SOTOGRADE

935,000€



FEATURES

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



Plot: 2,960 m² | Potential build area: Approx. 747 m² | Orientation: Northwest | Classification: Residential This exceptional plot of land is a rare opportunity to build your dream home in La Reserva, Sotogrande, one of the area's most prestigious enclaves. Facing directly onto La Reserva Golf Course, this northwest-facing 2,960 m² plot enjoys panoramic country and golf views, along with a genuinely peaceful, exclusive setting close to the school. What are the building regulations for this Sotogrande plot? The plot is classified as residential, with a building allowance of 25–33% of the plot size. The maximum height allowed is two floors (6.50 m), with an optional third floor of up to 30% of the second floor's footprint, not exceeding 9.50 m in total height. Setback distances are 6 m from the street, 3 m from neighbouring plots, and 15 m from the golf course, with a buildable area of 0.25 m² per m² of plot (garage and parking areas are not included in this calculation). What makes this La Reserva plot so unique? The plot's frontline position on La Reserva Golf Course ensures uninterrupted golf and country views from an elevated, northwest-facing setting. Its location within La Reserva makes it perfect for anyone looking to build a bespoke family home close to the school, in one of Sotogrande's most exciting and fast-developing areas. Why invest in this part of Sotogrande? Sotogrande is synonymous with luxury, offering world-class golf courses, a vibrant marina, and an exclusive lifestyle. This is a genuinely rare chance to secure a substantial plot in La Reserva and create a custom home tailored entirely to your own vision. Three Reasons Why BM Sotogrande Loves This Property ?? The plot is in a lovely green zone area, frontline onto golf. ?? It's in an up-and-coming area of La Reserva. You're getting in on the ground floor of a brand new area. ?? The plot has a lovely long private driveway, which is always very admirable. ...

Interior Size:	747m ²	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	2986m ²	Price per sqm:	£1,251.67