



## La Reserva Spain

3011

**1,100,000€**

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Currency conversions are approximated and may vary.

### Exceptional Plot for Sale in La Reserva, Sotogrande – Investment Opportunity

**Plot Size:** 4,136 m<sup>2</sup>

**Price:** 266 € per m<sup>2</sup>

**Building Area:** 1,034 m<sup>2</sup> aprox.

Discover a great opportunity to build your dream home in La Reserva, Sotogrande. This spacious plot is located in a prestigious and fast-growing area, close to the International College and surrounded by modern luxury homes.

With preliminary planning permission in place, it offers excellent potential for a large single-family villa tailored to your lifestyle.

All utilities are available at the edge of the plot, ensuring a smooth building process.

A strong opportunity both for lifestyle and long-term investment in one of Sotogrande's most desirable areas.

"The sale price does not include taxes (ITP/VAT), notary and registration fees, or estate agent's fees. The price is subject to current regulations depending on the type and location of the property."

### About the Zone

La reserva is a small section in the hills of sotogrande. What stands out from this little community is its privacy, colourfulness and beautiful 18 hole golf course. It is located 5 minutes away from the beach, yet it offers amazing views to the sea and of course, the golf course. Inside the golf club they also have a delicious restaurant and the new Beach Club. Those who like to wake up in the ...

### Property Features:

Bedrooms:	<b>0</b>
Bathrooms:	<b>0</b>
Heating:	<b>No</b>
Air Conditioning:	<b>No</b>
Swimming Pool:	<b>No</b>
M <sup>2</sup> Built:	<b>TBC</b>
M <sup>2</sup> Plot:	<b>4136m<sup>2</sup></b>