



## Description

Situated in an elevated position just above the Mediterranean Sea and a short distance away from the renowned resort of Sotogrande, this residential plot boasts the most incredible panoramic views.

Set within a new urbanisation close to the coast, this spacious plot has an approved license for a 387m<sup>2</sup> (of which 149m<sup>2</sup> terraces) villa built over two floors with private pool.

The allowed max build percentage is 33% in the area so a 500m<sup>2</sup> build plus basement would be possible if desired. The maximum allotted footprint would be 25% or 378m<sup>2</sup>.

The plot would transact with ITP (7%), not IVA (21%).

A plot with incredible potential due to the unrivalled panoramic views to the sea, the bay of Estepona, Gibraltar and the African coastline.

Close to the beach and the amenities of Sotogrande, La Duquesa, Sabinillas & Estepona.

Comes with an approved license and selling with ITP.







