SOTOGRANDE

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## ZIEMIA W SOTOGRANDE

This is a rare opportunity to purchase a fantastic 2,622m2 plot in a beautiful and tranquil location, with a design and licences granted for a six-bedroom luxury home, with large basement. Located less than a 10-minute walk to Sotogrande International School, on a quiet road with no through traffic, this would make the perfect family home, as well as an excellent investment, for resale and rental. The La Reserva Sotogrande plot is south-east facing and benefits from natural sunlight during the whole day. The secluded outlook is to mature trees and shrubs, giving the impression of being in the countryside. It is located less than 10 minutes' drive to the plentiful shops, bars and restaurants in Pueblonuevo de Guardiaro, Torreguadiaro, Sotogrande Port and the local beaches. The plot is being sold with a project (priced at €150k) for a 600m2 contemporary Class A energy rated villa, configured as a large 4-bedroom house, with an adjoining 2-bedroom apartment and large basement for office/gym/cinema room. This is perfect for a multi-generational family to enjoy separation, but also shared spaces, or for a Nanny, Housekeeper or live in carer. The beautifully designed project comes with all documentation, surveys, full planning permission, all licences granted and all taxes paid. This means there will be no delays to breaking ground and starting the build. Although planning permission has been granted, this still allows the internal configuration to be altered to suit the purchaser, as long as the volume remains unchanged. Competitive tenders have been received by five companies and a purchaser could start construction immediately, saving huge amounts of time and hassle.

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