

The Collection

LA RESERVA DE SOTOGRANDE

1st and 2nd PHASE SUBSECTOR 50

A) Residential use

1.- Extensive residential area

1.1.- Detached dwellings standing on private site (R1).

1.1.1.- Detached dwellings standing on private site (R.1.a).

a) Permitted uses

Detached dwellings in excess of 150 sq. metres actual floor space (i.e. usable accommodation), standing on a private site; unrestricted use for leisure/recreational purposes.

b) Requirements under Planning Conditions

- Minimum site area 1.000 m².
- Minimum floor area (usable area) of dwelling: 150 square metres.
- Maximum site coverage: 33 %
- Maximum Height: 2 storeys = 6,50 metres.

A third storey is permitted, provided this does not exceed 30 % coverage of the second storey, and provided the total height/elevation of the dwelling does not exceed 9,50 metres.

- Distance from road frontage as shown on Draft Development Plan: 6 metres or more.
- Distance from private boundaries / party walls: 3 metres or more.
- Distance from boundaries with golf course: 15 metres or more.

- Maximum permitted building density: 0,25 m²/m².

- Ancillary areas built to provide vehicle parking and garages are not included in the above figures.