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Detached Villa for sale in Sotogrande Alto, Sotogrande

3,695,000 €

Reference: R4643614 **Bedrooms:** 6 **Bathrooms:** 7 **Plot Size:** 3,300m^2 **Build Size:** 600m^2 **Terrace:** 432m^2











Costa de la Luz, Sotogrande Alto

ECOLOGICAL PASSIVE VILLA IN SOTOGRANDE WITH PARTIAL VIEWS OF THE SEA
This property will be constructed on 1 floor with the highest specifications possible and consisting of;
Entrance hall with wardrobe, huge living/dining room separated with kitchen wardrobes but still partly open. Through a distributor you go to the master bedroom with ensuite bathroom and dressing. In this part of the villa there is also another bedroom with ensuite bathroom.
The fully fitted kitchen with all appliances give out to a walled courtyard with a pergola terrace.
On the other side of the villa, we have a distributor with guest toilet, a huge garage, storage room, another distributor with 2 bedrooms with 2 bathrooms and 2 further bedrooms with ensuite bathroom.
Furthermore, there are several covered terraces, pergola terraces and terrace with a chill-out, heated swimming pool and an open garden storage.

Pictures of the bathrooms and kitchen are only examples final choice of the finishings shall be for the client within the chosen line that we propose.
Example of some of the specifications,
- Interior and exterior floor tiles from GRESPANIA or LIVING CERAMICS
- Bathroom walls with COVERLAM or LIVING CERAMICS plates 2700X1200
- Bathrooms from ROCA – DURAVIT – VILLEROY BOCH – GEBERIT – HANSGROHE OR SIMILAR
- Aerothermia/airconditioning
- Electric underfloor heating in the bathrooms
- Hydraulic underfloor heating in living room, and bedrooms
- Ceiling high windows from Reynaers or similar with a sunken track, Planistar glass of 5+5/chamber/4+4
- Ceiling high pivot entrance door 1,50 wide
- Ceiling high and 1-meter wide interior doors
- Fully fitted kitchen with aluminum frame doors and covered with COVERLAM (Colour to choose)
- Island with COVERLAM 3600X1400 almost no visible joints
- White goods from Bosch or AEG
- Heated pool
- 24 solar panels
- 2 lithium batteries of each 10kW
- Car charger

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Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Private Terrace	South	Cold A/C
Storage Room	South East	Hot A/C
Ensuite Bathroom	South West	U/F Heating
Double Glazing		U/F/H Bathrooms
Fitted Wardrobes		
Utility Room		
Fiber Optic		
Domotics		
Restaurant On Site		
Access for people with reduced mobility		

Views	Setting	Condition
Sea	Close To Golf	New Construction
Mountain	Urbanisation	
Panoramic	Close To Schools	
Country		
Garden		
Pool		
Urban		

Pool	Furniture	Kitchen
Heated	Optional	Fully Fitted
Private		

Garden	Security	Parking
Private	Gated Complex	Garage
Easy Maintenance	24 Hour Security	Private
	Alarm System	More Than One
	Entry Phone	Covered
	Safe	Open

Utilities	Category
Electricity	Investment
Drinkable Water	Golf
Photovoltaic solar panels	Luxury
Solar water heating	Contemporary
Telephone	Off Plan