

## Detached Villa for sale in Sotogrande Alto, Sotogrande

**3,250,000 €**

Reference: R4643614 Bedrooms: 6 Bathrooms: 7 Plot Size: 3,300m<sup>2</sup> Build Size: 600m<sup>2</sup> Terrace: 432m<sup>2</sup>



## Costa de la Luz, Sotogrande Alto

### ECOLOGICAL PASSIVE VILLA IN SOTOGRANDE WITH 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 GRES PANIA or LIVING CERAMICS 600x600 - 800x800 - 1200x1200 (Colour and size to choose)
- Bathroom walls with COVERLAM or LIVING CERAMICS plates 2700X1200 (Color to choose)
- 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/6+6
- 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 3600X1600 no visible joints (Color to choose)
- White goods from Bosch or AEG
- Heated pool
- 24 solar panels
- 2 lithium batteries of each 10kW
- Car charger

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Domotics  
Restaurant On Site  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Urban

### Pool

Heated  
Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating

### Orientation

East  
South  
South East  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Schools

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone  
Safe

### Category

Investment  
Golf  
Luxury  
Off Plan  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Open  
More Than One