

## Detached Villa for sale in Sotogrande, Sotogrande

**3,995,000 €**

Reference: R4629565 Bedrooms: 5 Bathrooms: 7 Plot Size: 2,960m<sup>2</sup> Build Size: 963m<sup>2</sup> Terrace: 405m<sup>2</sup>



## Costa de la Luz, Sotogrande

OFF-PLAN LUXURY ECOLOGICAL CONTEMPORARY VILLA - KEY-IN-HAND - in La Reserva de Sotogrande con beautiful views and only 10 km from the sandy beaches.

The ground floor consists of a double-height ceiling in the entrance/staircase hall which leads you to a distributor that gives access to a laundry/pantry room, guest toilet, wheelchair-friendly elevator, and a study room/bedroom from where you can see the pond/water feature.

The dining room has an open-plan kitchen with windows that slide in the wall to create more open space and give easy access to the huge terraces and pool. The huge living/dining room has a TV area and chimney. The spacious windows give access to the 53 m<sup>2</sup> heated pool, terraces, and chill-out with firepit.

The staircase or elevator leads you to the first floor where we find the big master bedroom with dressing, ensuite bathroom, and a private terrace. On the other side of this floor, you have the elevator, a storage room, and the laundry chute so you do not have to drag the washing downstairs. Furthermore, you have here 4 other bedrooms each with ensuite bathrooms. 3 of the bathrooms have access to a small terrace.

All bedrooms and bathrooms have big windows to make the contemporary villa bright and light.

From the ground floor and first floor, you have access through the elevator or staircase to the basement with a garage for 4 cars that you enter through a car lift, 2 huge storage rooms, a guest toilet, staircase, games/cinema room and the technical room that is also accessible from the outside.

Pictures of kitchen and bathrooms are just examples final choice will be that of the client

Some of the specifications are;

- High quality windows with Planistar glass 5+5/16/6+6
- 20 voltaic panels
- 2 batteries from each 10kW
- Car charger
- Bathrooms walls with COVERLAM wall plates of 1200x2700
- Interior and exterior floors from GRES PANIA, size 600x600 – 800x800 – 1200x1200
- Fully installed kitchen from COVERLAM with aluminum frame doors
- Household appliances from BOSCH or AEG
- Pivoting entrance door ceiling high
- Interior door 1 meter wide and ceiling high
- Car lift
- Chill out with bioethanol fire pit
- Highly insulated floors, walls and roof
- Aerothermie/air conditioning
- Switches, plugs, dimmer from NIESEN or BTICINO

We are a construction company, Key-in-Hand, that can design and construct any possibility you can think of. If you do not see a design of us that you like we design a totally new villa for you according to your ideas and input.

Although we prefer to construct ecological building, we can construct from traditional construction to ecological constructions it all depends on you.

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Utility Room  
Jacuzzi  
Restaurant On Site  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool  
Urban  
Street

### Pool

Heated  
Private

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Investment  
Golf  
Luxury  
Off Plan  
Contemporary

### Orientation

East  
South  
West  
South East  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Suburban  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Open  
More Than One

### Climate Control

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

### Condition

New Construction

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating