



## Detached Villa for sale in Sotogrande, Sotogrande

4.250.000 €

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 m2 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+5/16/4+4 - 24 voltaic panels - 2 batteries from each 10kW - Car charger - Bathrooms walls with COVERLAM wall plates of 1200x2700 - Interior and exterior floors from GRESPANIA, 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 JUNG OR NIESSEN 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:

### Caratteristiche

Terrazza coperta  
 Ascensore  
 Terrazza privata  
 Ripostiglio  
 Bagno privato  
 Doppio vetro  
 Armadi a muro  
 Solarium  
 Wifi  
 Palestra  
 Sala giochi  
 Ripostiglio  
 Jacuzzi  
 Ristorante in loco  
 Seminterrato  
 Fibra ottica  
 Accesso per le persone con mobilità ridotta

### Viste

Montagna  
 Panoramica  
 Campagna  
 Giardino  
 Piscina  
 Città  
 Strada

### Piscina

Riscaldata  
 Privata

### Sicurezza

Complesso residenziale privato  
 Sicurezza 24 ore  
 Sistema di allarme  
 Persiane elettriche  
 Citofono  
 Cassaforte

### Categoria

Investimento  
 Golf  
 Lusso  
 Sulla Carta  
 Contemporary

### Orientamento

Est  
 Sud  
 Ovest  
 Sud -est  
 Sud -ovest

### Collocamento

Vicino al golf  
 Vicino al porto  
 Zona urbana  
 Vicino al mare  
 Vicino alla città  
 Vicino alle scuole  
 Suburban  
 Vicino al porto

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
 Garage  
 Privato  
 Coperto  
 Libero  
 Più di uno

### Climate Control

Aria condizionata  
 Freddo a/c  
 Caldo a/c  
 Camino  
 Riscaldamento a pavimento  
 Riscaldamento a pavimento nei bagni

### Condizione

Nuove costruzioni

### Giardino

Privato  
 Di facile manutenzione

### Utility

Elettricità  
 Acqua potabile  
 Telefono  
 Pannelli solari  
 Pannelli fotovoltaici