Detached Villa for sale in Sotogrande, Sotogrande

5.150.000 €

Reference: R3944095 **Bedrooms:** 5 **Bathrooms:** 6 **Plot Size:** 2.536m^2 **Build Size:** 750m^2 **Terrace:** 300m^2

Costa de la Luz, Sotogrande

Undoubtedly the best villa project available in the exclusive resort of Almenara Golf. Perfectly integrated into nature, the orientation of the plot gives complete privacy with panoramic sea and golf views. its Spanish architect, FLOW81 received an award from Premios Andalucia Arquitectura for his harmonious and flowing designs. He is recognised in Andalucía for his exceptional flair when combining stunning architecture with the existing nature of the Mediterranean. Overseeing the development is an experienced Swiss project manager, to ensure the requirements of the customer are met. The property offers unobstructed, panoramic sea and golf views from all terraces, pool, kitchen, living room and 3 of the 4 bedrooms, with complete privacy throughout. The established Mediterranean garden with its mature trees, can be adapted to the owners' requirements, taking into consideration their need for shady areas, without affecting the wonderful views. Many months of planning went into the project, involving the architect, project manager, landscape gardener, interior designer, and various other important trades, with no compromise when considering design and functionality. Just an example of this carefully thought-out planning includes fantastic views from the main entrance door and the incorporation of smart glass. With one click, the owner can choose to make individual or all the windows in this entrance area opaque, optimising the light, shade and heat from the sun as required. Additional walls and curtains are therefore replaced with smart glass to take full advantage of the panoramic views. The layout of the project as currently planned comprises on entrance level - a large living room, spacious bedroom en suite, gym, open and covered terraces, and infinity pool. On the first floor there are 3 further bedrooms all with en suite bathrooms, an additional living room, numerous private terraces, and a roof garden. The property benefits from underfloor heating through-out, domotic system, elevator, solar power etc. Any additional requirements can be organised for you (subject to permission). Certain materials and even the layout of the villa can be of your choosing, for example, would you prefer Italian Carrara marble flooring or solid wood? an open plan or separate kitchen? a great gym, 5th bedroom or an office?Underground parking or extra entertaining space? Some clients are happy for the property just to be finished as per the architect's design, others may prefer to have some input and choice regarding the use of rooms and the important finishing touches. We are open to both! Project details as follows; Plot size: 2.536m2 Living area: 450m2 Open and covered terraces (including pool): 300m2 Building permit: already available Construction time: 18 months (everything is already perfectly prepared) Options; You prefer to build this home with another/your own construction company? You can purchase this plot with project and building license for €1,200,000 or, if you prefer, you can purchase the SL that owns the plot and project, Sotogrande Newco SL, for the same price.

Features:

Caratteristiche	Orientamento	Climate Control
Terrazza coperta	Est	Aria condizionata
Ascensore		Camino
Terrazza privata		Riscaldamento centrale
Ripostiglio		Riscaldamento a pavimento
Bagno privato		
Armadi a muro		
Palestra		
Sala giochi		
Appartamento ospiti		
Ripostiglio		
Pavimenti in legno		
Jacuzzi		
Domotica		
Seminterrato		
Fibra ottica		

Viste	Collocamento	Condizione
Mare	Vicino al golf	Nuove costruzioni
Montagna	Vicino al mare	
Panoramica	Vicino alle scuole	
Piscina		
Golf		

Piscina	Giardino	Sicurezza
Riscaldata	Privato	Sicurezza 24 ore
Privata		Sistema di allarme
		Persiane elettriche
		Citofono

Parcheggio	Utility	Categoria
Privato	Pannelli fotovoltaici	Lusso
Più di uno		Nuova costruzione