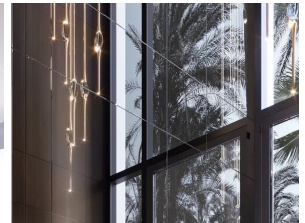
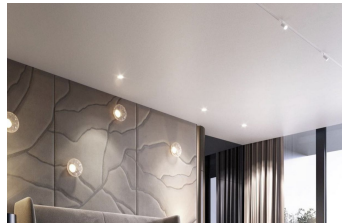
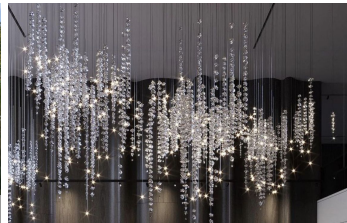


# ALL IN

real estates



## House in Sotogrande Alto

Bedrooms **4** Bathrooms **5** Built **280m2** Plot **1100m2**

**R4743592** **House** **Sotogrande Alto** **1.335.000€**

EXCLUSIVE PROJECT IN SOTOGRANDE, AREA F. Discover the incredible project, set in the tranquil and nature-filled surroundings of Sotogrande, Area F. This unique project is perfectly positioned in a green and quiet area, offering an ideal location to build your dream villa. The land is flat and in excellent condition, ready for immediate construction, with a license already in place. All neighboring properties are fully developed, ensuring you enjoy a peaceful environment without noise disturbances. Project Overview: With decades of experience, our in-house team of architects, designers, builders, and project managers has meticulously crafted this project, cutting out middlemen to provide you with the best possible price on the market. Pricing: Villa Construction Cost: €836,000 Plot Price: €299,000 Total Project Cost: €1,135,000 Payment Terms: No advance payments are required. Payments are made upon the completion of each stage of the construction project. What's Included: Our comprehensive pricing includes the following features: - Site Preparation: Excavation and groundwork. - Foundation & Structure: Solid concrete foundation and structural works using innovative and energy-efficient AAC blocks. - Exterior Finishes: High-quality rendering and decorative elements. - Interior Finishes: Complete rendering, painting, and ceiling flooring. - Flooring & Tiling: Premium porcelain tiles (1m x 1m) throughout the house, including bathrooms, with skirting boards and grouting. - Electrical Installation: Full electrical setup, including wiring, switches, fuse boxes, distribution boards, sockets, and lighting fixtures.

Telecommunications installation is also included. - Underfloor Heating: Installation of a water-based underfloor heating system. - Lighting: Energy-efficient recessed LED lighting, both interior and exterior, designed to maximize natural daylight. - Plumbing: New plumbing and sewage systems, including the installation of bathroom and kitchen fixtures. - Air Conditioning: High-quality Mitsubishi or Samsung systems, with both indoor and outdoor units (split system). All necessary tubes, cables, and materials are included. - Aluminum Carpentry: Installation of matte black exterior aluminum doors and windows with a thermal break, featuring Strugal minimalist profiles and Climalit glass. Reinforced closure systems and sliding opening where necessary. - Wood Carpentry: Custom interior doors, closets, bathroom furniture, and a secure entrance door, all designed and installed according to plan. - Kitchen: Fully integrated furniture and appliances included. - Photovoltaic System: Installation of a sustainable solar energy system. - Swimming Pool: Construction of an 8m x 4m pool. - Exterior Landscaping: Garden with irrigation system, fencing, entrance gate, parking area, and a pavilion. Included Services: - Main architectural and technical fees - Project design and 3D renderings - Licensing and permits acquisition Note: VAT is not included in the above prices. For more details, please contact us. We are ready to assist you in bringing your dream home to life.

Car Hire Facility  
Private Terrace

Car Hire Facility  
Sauna

Gym  
Storage Room