

# ALL IN

real estates



## House in Sotogrande Alto

Bedrooms **6** Bathrooms **7** Built **600m2** Plot **3300m2**  
**R4643614** **House** **Sotogrande Alto** **3.695.000€**

### ECOLOGICAL PASSIVE VILLA IN SOTOGRADE WITH PARTIAL 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 - Bathroom walls with COVERLAM or LIVING CERAMICS plates 2700X1200 - 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/4+4 - 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 ?3600X1400 almost no ?visible ?joints - White goods from ?Bosch or ?AEG - Heated ?pool - ?24 solar ?panels - 2 ?lithium ?batteries ?of ?each ?10kW - ?Car ?charger

Access for people with reduced mobility

Domotics

Fiber Optic

Restaurant On Site

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Storage Room

Covered Terrace

Ensuite Bathroom

Private Terrace

Utility Room