ALL IN
real estates








House in Sotogrande

Bedrooms	**5**	Bathrooms	**7**	Built	**963m2**	Plot	**2960m2**

R4629565	**House**	**Sotogrande**	**4.250.000€**

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.

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