



**Property type :** Detached Villa

**Location :** Sotogrande Alto

**Bedrooms :** 5

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Parking :** Open private parking

**House area :** 360 m<sup>2</sup>

**Plot area :** 2694 m<sup>2</sup>

- ✓ Close to sea
- ✓ Terrace
- ✓ Partially furnished

- ✓ Gymnasium
- ✓ Solarium
- ✓ Airconditioning

- ✓ Solar energy
- ✓ White goods



## EXCLUSIVE OPPORTUNITY IN LA RESERVA

Discover an exceptional project in the prestigious La Reserva, offering the perfect canvas to build your dream villa. The south-east facing plot is surrounded by luxury properties, with the minimum property value in the area exceeding €4 million. Enjoy uninterrupted views of the sea, a natural park, and a golf course—all in a serene environment where all neighboring properties are already fully developed, ensuring peace and quiet.

### Project Overview:

With decades of experience, our dedicated team of architects, designers, builders, and project managers has crafted a comprehensive plan that eliminates intermediaries, guaranteeing you the most competitive price on the market.

### Pricing:

Villa Construction Cost: €1,600,000

Plot Price: €395,000

Total Project Cost: €1,995,000

### Payment Terms:

No advance payments are required. Payments are made upon the completion of each stage of the construction project.

### What's Included:

Our all-inclusive price covers the following:

- Site Preparation: Excavation and groundwork.
- Foundation & Structure: Robust concrete foundation and structural works utilizing innovative, energy-efficient AAC blocks.
- Exterior Finishes: Plastering, decorative elements, and high-quality finishes.
- Interior Finishes: Comprehensive plastering, painting, and installation of ceiling and floor materials.
- Flooring & Tiling: Premium porcelain tiles (1m x 1m) throughout the house, including bathrooms, along with skirting board installation.
- Electrical Installation: Full electrical setup, including wiring, switches, fuse boxes, sockets, light fittings, and telecommunication infrastructure.
- Underfloor Heating: Water-based underfloor heating for ultimate comfort.
- Lighting: Energy-efficient LED lighting, designed to maximize natural daylight.
- Plumbing: New plumbing and sewerage systems, complete with bathroom and kitchen fixtures.
- Air Conditioning: Installation of high-quality Mitsubishi or Samsung systems, both indoor and outdoor units.
- Aluminum Carpentry: Matte black, thermal bridge break doors and windows, featuring Strugal minimalistic profiles and Climalit glass.
- Wooden Carpentry: Custom interior doors, wardrobes, bathroom furniture, and a secure entrance door.
- Kitchen: Fully fitted with modern furniture and built-in appliances.
- Photovoltaic System: Sustainable energy solutions with solar panels.
- Swimming Pool: Construction of an 8m x 4m pool.
- Exterior Landscaping: Garden with irrigation system, fencing, entrance gate, parking area, and a gazebo.

### Included Services:

- Architectural design and technical fees
- Project design and 3D renderings
- Licenses and permits

Note: VAT is not included in the above prices.

For more details, please contact us. We're here to help you bring your vision to life.

