



**Property type :** Detached Villa

**Location :** Sotogrande Alto

**Bedrooms :** 4

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southeast

**Views :** Sea views

**Parking :** Open private parking

**House area :** 435 m<sup>2</sup>

**Plot area :** 1009 m<sup>2</sup>

- ✓ Close to golf
- ✓ Gymnasium
- ✓ Solar energy
- ✓ Terrace
- ✓ Airconditioning

- ✓ Near golf
- ✓ Storage room
- ✓ Sauna
- ✓ White goods

- ✓ Handicap access
- ✓ Alarm system
- ✓ Basement
- ✓ Not furnished



SEA VIEW! PROJECT INCLUDED! THE CONSTRUCTION PRICE OF THE VILLA €1 200 000 AND THE PLOT A PART €299 000,NO ADVANCE PAYMENTS. Payments are made after completing each stage of the construction PROJECT. CALL US.

Check out this amazing plot located in Zona F, surrounded by modern villas in a street. The plot is in excellent condition for building your dream house and offers a view of the sea. All neighboring properties are already built, ensuring you'll never have any noise disturbances. In front of your house, there's a natural park and a golf course.

About our project: We have been working on this for decades with our own team of architects, designers, builders, and project managers. By eliminating intermediaries, we can offer our clients the best price in the current market.

Included in our price are the following features. Please read and contact us for more information.

- Excavation and site preparation works
  - Concrete foundation and structural works.
  - Building work. Extra robust, innovative and energy-efficient building technology (AAC blocks).
  - Exterior finishes. Plastering. Decorative elements.
  - Interior finishes. Plastering. Painting. Floor ceiling.
  - Floor and tiling work. Supply and installation of porcelain floor tiles for the house (and also tiling for bathroom and toilet). Mounting of skirting board and grout. Porcelain tile of 1m x 1m.
  - Electrical works. Electrical installation of cabling and associated devices such as switches, fusebox, distribution boards, sockets, and light fittings in a structure. Telecommunication installation.
  - Floor heating. Water underfloor heating installation.
  - Lighting work. Energy efficient low energy recessed LED lighting (interior and exterior), designed to have high levels of natural daylight incorporating.
  - Plumbing installation. Bathrooms and kitchen. New plumbing and sewerage installation. Bathroom fittings (shells, toilets, taps and showers installation).
  - Air conditioning installation. (Mitsubishi or Samsung machines). Supply and installation of outdoor and indoor units (split system). Pipes, cables and small materials included.
  - Aluminium carpentry. Installation of doors and windows. Supply and installation of all exterior aluminium doors and windows doors and windows with thermal bridge break (according to plans), matte black color. Brand Strugal (minimalistic). Profiles and sliding opening system where required. Locking system and reinforced profiles. Climalit glass system.
  - Wooden carpentry. Supply and install all interior doors, including handles and hinges in all rooms according to plans and design. Supply and installation of wardrobes. Installation of bathroom furniture. Supply and installation of entrance door.
  - Kitchen installation. Furniture and built-in appliances included.
  - Photovoltaic system installation.
  - Swimming pool construction. 8m x 4m
  - Exterior works. Garden. Irrigation system. Fence. Entrance gate. Parking. Gazebo.
- In project are included:
- Main architecture fee
  - Architecture technic fee
  - Project design creation
  - 3D renderings
  - Licenses and permits obtaining
- IVA NOT INCLUDED."

