



## 5 Bed Villa For Sale

Sotogrande Costa, Sotogrande

€6,000,000

Ref: 472-00023P

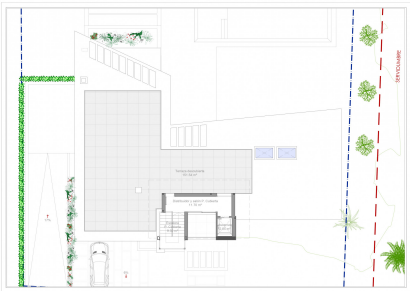
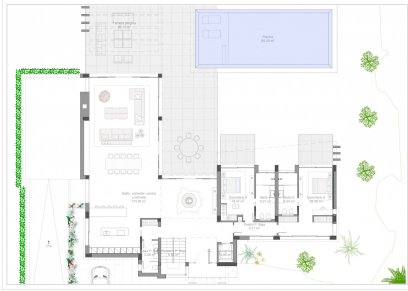
Sophisticated, Eco-Friendly, Modern, Luxury villa in the heart of the King's and Queen's, Sotogrande. This villa will be completed in 2023. Please see below specifications of this outstanding villa. - Reinforced concrete structure with floors and/or concrete slabs. - Construction TVD system, house with high thermal level and low energy consumption. - Air conditioning cold / hot - Underfloor heating (heating) low consumption throughout the house - In the interior of the house, large-format porcelain stoneware tiles and first quality will be used. - All terraces will be finished with non-slip porcelain flooring. They will be executed as walkable roofs in areas over living spaces, that is, waterproofing sheet, geotextile, thermal insulation and final finish. - The upper floor terraces will h...

Telephone: +34 672 384 754  
Email: james@roblaver.com  
C/ Castaño, 22, 11310 Sotogrande



Rob Laver  
ESTATE AGENTS

# Gallery



# Property Description

**Location:** Sotogrande Costa, Sotogrande, Spain

Sophisticated, Eco-Friendly, Modern, Luxury villa in the heart of the King's and Queen's, Sotogrande. This villa will be completed in 2023. Please see below specifications of this outstanding villa.

- Reinforced concrete structure with floors and/or concrete slabs. - Construction TVD system, house with high thermal level and low energy consumption. - Air conditioning cold / hot - Underfloor heating (heating) low consumption throughout the house - In the interior of the house, large-format porcelain stoneware tiles and first quality will be used. - All terraces will be finished with non-slip porcelain flooring. They will be executed as walkable roofs in areas over living spaces, that is, waterproofing sheet, geotextile, thermal insulation and final finish. - The upper floor terraces will have a glass railing - Inverted roof with gravel in non-passable areas. - Aluminum doors and windows (8.5 cm) lacquered finish, with thermal break, with a system of embedded guides that allow complete continuity between interior and exterior. Double safety glazing with low emissivity. - The basement room will be delivered diaphanous, with electricity, water and sanitation connections for possible future customization. Possibility of configuring bedrooms, gym, cinema room, play room, cellar... - Designer metal exterior and vehicle door, with automatic opening mechanism with remote control and protection certificate with automatic stop. - Overflow or infinity pool, dimension 14x6 m, equipped with two surfaces at different depths: a shallow relaxation area ideal for sun loungers and a deeper one for bathing. LED night lighting. - Armored entrance door to the dwelling, with a pivoting leaf, with a security lock. - Lacquered interior doors of a special height chosen by DF, with a hidden hinge system and magnetic latch. - Built-in wardrobes with hinged doors, perforated interiors. - Wall-hung toilets with concealed cistern Villeroy & Boch brand, or similar. - All faucets will be GROHE brand or similar. - Screens will be installed in all showers, executed with tempered fixed glass. - Basic home automation - SCHINDLER elevator - Pre-installation of solar panels on the roof - Pre-installation of heating in the pool

# Additional Info

For Sale	Beds: 5	Baths: 5
Type: Villa	Area: 897 sq m	Land Area: 2032 sq m
Amenities near	Air conditioning	Jacuzzi
Basement	Gym	Alarm
Solarium	Brand new	Heated pool
Underfloor heating (throughout)	Automatic irrigation system	24h Service
Lift	Garden view	Pool view
Cinema room	Wine Cellar	Close to sea / beach
Close to golf	Glass Doors	Saltwater swimming pool
Close to town	Close to port	Terrace Area (sqm): 180
Orientation: South/West	Community Fees: EUR 134	Internal Area : 897 sq m
Land Size : 2032 sq m		

