



5 Bed Villa For Sale

Sotogrande Alto, Sotogrande

€4,900,000

Ref: 472-00053P

Discover this remarkable contemporary villa project, ideally situated near the prestigious 5-star SO-Hotel, renowned for its exceptional restaurants and Spa facilities. Offering the epitome of luxury living, this property boasts breathtaking sea views and cutting-edge modern technology. Overlooking the entire of Sotogrande. Exterior Excellence: Embracing sleek lines, sophisticated finishes, and expansive glass panels that seamlessly merge indoor and outdoor spaces, this villa's exterior design captivates. A harmonious fusion of modern aesthetics with the captivating coastal landscape results in a stunning visual masterpiece. Lush greenery, meticulously landscaped gardens, and a inviting heated pool with an electric thermal cover ensure year-round enjoyment. Rooftop Serenity: This villa...

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



Rob Laver
ESTATE AGENTS

Gallery



Property Description

Location: Sotogrande Alto, Sotogrande, Spain

Discover this remarkable contemporary villa project, ideally situated near the prestigious 5-star SO-Hotel, renowned for its exceptional restaurants and Spa facilities. Offering the epitome of luxury living, this property boasts breathtaking sea views and cutting-edge modern technology. Overlooking the entire of Sotogrande.

Exterior Excellence:

Embracing sleek lines, sophisticated finishes, and expansive glass panels that seamlessly merge indoor and outdoor spaces, this villa's exterior design captivates. A harmonious fusion of modern aesthetics with the captivating coastal landscape results in a stunning visual masterpiece. Lush greenery, meticulously landscaped gardens, and an inviting heated pool with an electric thermal cover ensure year-round enjoyment.

Rooftop Serenity:

This villa offers a rooftop sanctuary like no other, featuring a saltwater pool purified by innovative salted electrolysis technology. Bask in the sun and unwind while indulging in mesmerising panoramic views of the ocean and the surrounding coastal scenery. This rooftop retreat provides an exclusive and private haven for relaxation and entertainment.

Seamless Living Spaces:

The open-plan layout of this villa facilitates seamless transitions between the living, dining, and kitchen areas, creating a harmonious space ideal for family gatherings and entertainment.

Modern Luxury and Sustainability:

This contemporary masterpiece represents a living experience where modern luxury, cutting-edge technology, and sustainability coexist harmoniously. Discover the future of Sotogrande living in this exquisite villa project.

Construction specifications:

- Foundation and structure: concrete.
- Porcelain ceramic in all areas of the covered accommodation.
- Inside partitions; 48 mm steel studs and double plaster board sheet 15 mm each.
- Porcelain ceramics in bathrooms according to project design.
- Inside ceilings with 48 mm steel stud and plaster board sheet 13 thickness.
- Exterior painting; elastomeric paint. Interior painting; plaster paint.

Finishings:

- External windows: aluminium lacquered; thermal bridge break and double-glazed glass 4/4+C+4/4 guardian Sun.

- Entrance door: made of iroko wood and varnished.
- Interior doors: 35 thickness in wood.
- Wardrobes: 25 mm MDF wood lacquered in white.
- Bathroom furniture: suspended furniture in white.
- Shower floors: polyester o resin.
- Taps: Grohe.
- LED light in interior and exterior of the villa and in garden lighting. Climatization
- Air conditioning (cool and heat) in all bedrooms, sitting room, dining room and kitchen.
- Central heating with water-based floor heating.
- Central boiler by arothermal heating supported by solar panels.

Legal and contractual:

- Price: € 3.750.000,- plus 10% VAT tax € 4.125.000,-.

- Payment schedule in euros:

Reserve deposit - 10,000

Building license - 10% less deposit - 402.500

Start of works - 25% - 1.031.250

50% advance - 25% - 1.031.250

75% advance - 20% - 825.000

Delivery - 20% - 825.000

100% - 4.125.000

All payments except deposit are guaranteed by a credit insurance policy.

- Delivery date, 18 months after building license.

Additional Info

For Sale	Beds: 5	Baths: 5
Type: Villa	Area: 733 sq m	Land Area: 2222 sq m
Air conditioning	Fireplace	Alarm
Double glazing	Brand new	Guest toilet
Country view	Golf view	Heated pool
Underfloor heating (throughout)	Automatic irrigation system	Fitted wardrobes
Close to golf	Saltwater swimming pool	Close to shops
Close to schools	Partial sea views	Orientation: South/West
Garage: Private	Garden: Private	Pool: Private
Internal Area : 733 sq m	Land Size : 2222 sq m	

