



## Villa - Chalet en venta en Sotogrande, Sotogrande

**5.150.000 €**

Referencia: R5009287    Dormitorios: 5    Baños: 5    Terreno: 2.536m<sup>2</sup>    Construido: 450m<sup>2</sup>    Terraza: 300m<sup>2</sup>





## Costa de la Luz, Sotogrande

Undoubtedly the best villa project available in the exclusive resort of Almenara Golf. Perfectly integrated into nature, the orientation of the plot gives complete privacy with panoramic sea and golf views.

Its Spanish architect, FLOW81 received an award from Premios Andalucía Arquitectura for his harmonious and flowing designs. He is recognised in Andalucía for his exceptional flair when combining stunning architecture with the existing nature of the Mediterranean. Overseeing the development is an experienced Swiss project manager, to ensure the requirements of the customer are met.

The property offers unobstructed, panoramic sea and golf views from all terraces, pool, kitchen, living room and 3 of the 4 bedrooms, with complete privacy throughout. The established Mediterranean garden with its mature trees, can be adapted to the owners' requirements, taking into consideration their need for shady areas, without affecting the wonderful views.

Many months of planning went into the project, involving the architect, project manager, landscape gardener, interior designer, and various other important trades, with no compromise when considering design and functionality. Just an example of this carefully thought-out

planning includes fantastic views from the main entrance door and the incorporation of smart glass. With one click, the owner can choose to make individual or all the windows in this entrance area opaque, optimising the light, shade and heat from the sun as required. Additional walls and curtains are therefore replaced with smart glass to take full advantage of the panoramic views.

The layout of the project as currently planned comprises on entrance level - a large living room, spacious bedroom en suite, gym, open and covered terraces, and infinity pool. On the first floor there are 3 further bedrooms all with en suite bathrooms, an additional living room, numerous private terraces, and a roof garden. The property benefits from underfloor heating through-out, domotic system, elevator, solar power etc. Any additional requirements can be organised for you (subject to permission).

Certain materials and even the layout of the villa can be of your choosing, for example, would you prefer Italian Carrara marble flooring or solid wood? An open plan or separate kitchen? A great gym, 5th bedroom or an office? Underground parking or extra entertaining space? Some clients are happy for the property just to be finished as per the architect's design, others may prefer to have some input and choice regarding the use of rooms and the important finishing touches. We are open to both!

Project details as follows:

Plot size: 2.536m<sup>2</sup>

Living area: 450m<sup>2</sup>

Open and covered terraces (including pool): 300m<sup>2</sup>

Building permit: already available

Construction time: 18 months (everything is already perfectly prepared)

Options:

You prefer to build this home with another/your own construction company? You can purchase this plot with project and building license for €1,200,000 or, if you prefer, you can purchase the SL that owns the plot and project for the same price.







## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Armarios Empotrados  
Gimnasio  
Sala de Juegos  
Apptmnt. Huéspedes  
Lavadero  
Suelo de Madera  
Jacuzzi  
Domotica  
Sótano  
Fibra óptica

### Posición

Cerca de Golf  
Cerca del Mar  
Cerca de Colegios

### Jardín

Jardín Privado

### Servicios Públicos

Paneles solares fotovoltaicos

### Climatización

A/A Frio  
A/A Caliente  
Chimenea  
Calefacción Central.  
Suelo Radiante

### Estado

Nueva Construcción

### Seguridad

Seguridad de 24 horas  
Alarma  
Persianas Eléctricas  
Portero Automático

### Categoría

Lujo  
Nueva Promoción

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas a Piscina  
Vistas a Golf

### Piscina

Con Calefacción  
Piscina Privada

### Aparcamiento

Párking Privado  
More Than One