

# Detached Villa for sale in Sotogrande Alto, Sotogrande

1,995,000 €

Reference: R4743688 Bedrooms: 4 Bathrooms: 5 Plot Size: 2,694m<sup>2</sup> Build Size: 400m<sup>2</sup> Terrace: 250m<sup>2</sup>



## Costa de la Luz, Sotogrande Alto

VILLA WITH NATURE VIEWS IN LA RESERVA!

TOTAL PROJECT PRICE: Only €1,995,000

Includes plot price (2,694 m<sup>2</sup>) + turnkey construction cost.

### BECOME YOUR OWN DEVELOPER

Upon project completion, the market value of a similar property will range between €3,000,000 and €3,500,000. The price of a comparable villa from other developers starts at €2,500,000. We turn our clients into primary developers!

### COMPLETE DESIGN AND CONSTRUCTION CONTROL

The design and layout of each villa are fully customized for every client. You control every stage—from budget planning, design, and construction to finishes, installations, and interior design. You create your dream home!

### NO ADVANCE PAYMENTS REQUIRED

Construction payment plan: Payments are made after the successful completion of each stage of the project, ensuring transparency and trust throughout the entire process.

This exceptional project is located in La Reserva, surrounded by luxury villas. The plot is in perfect condition, ideal for building your dream home, with uninterrupted sea views. All neighboring properties are fully built, ensuring a quiet environment with no construction noise.

### About our project:

We have decades of experience developing high-quality properties with our dedicated team of architects, designers, builders, and project managers. By eliminating intermediaries, we offer the most competitive prices on the market today.

### What is included in our price?

Excavation and land preparation

Concrete foundation and structural work

Robust, innovative, and energy-efficient construction technology (AAC blocks)

Exterior finishes (plastering, decorative elements)

Interior finishes (plastering, painting, flooring)

Flooring and tiling work, including provision and installation of porcelain tiles (1m x 1m), bathroom tiling, and skirting boards

Electrical installations (wiring, switches, fuse boxes, sockets, lighting, and telecommunications)

Installation of water-based underfloor heating system

Low-energy LED lighting (indoor and outdoor) designed to enhance natural light

Plumbing and drainage installations for bathrooms and kitchen, including fixtures (sinks, toilets, taps, and showers)

Air conditioning installation (Mitsubishi or Samsung), including outdoor and indoor units

Aluminum carpentry (exterior doors and windows) with thermal break, matte black finish, and locking systems

Wood carpentry (interior doors, handles, hinges, closets, bathroom furniture, and main entrance door)

Kitchen installation, including furniture and built-in appliances

Photovoltaic system installation

Pool construction (8m x 4m)

Exterior works, including garden landscaping, irrigation system, fencing, entrance gate, parking, and pergola

The project includes:

Main architectural fees



Project design creation

VAT not included.

## Features:

### Features

Private Terrace

Storage Room

Gym

Basement

Sauna

Access for people with reduced mobility

### Views

Sea

Garden

Pool

Golf

Forest

### Furniture

Not Furnished

### Security

24 Hour Security

Alarm System

Safe

### Category

Luxury

Off Plan

### Orientation

South East

### Setting

Close To Golf

Urbanisation

Frontline Golf

### Kitchen

Fully Fitted

### Parking

Private

### Climate Control

Central Heating

### Pool

Private

### Garden

Private

Easy Maintenance

Landscaped

### Utilities

Electricity

Photovoltaic solar panels