modern Villa, new project
La Reserva



11310 Sotogrande

Details

external property no.	1152K
Status	Active
Type of property	House
Kind of property	Villa
Type of commercialization	Purchase
Additional geographical information	Sotogrande La Reserva
View	Sea
Orientation	South
Purchase price	4.950.000,00 €
Usable area	975 sqm
Living area	775 sqm

Number of bedrooms	5
Number of bathrooms	5
Plotsize	2.836 sqm
Number of sep. toilets	1
Year of construction	2021
Condition	First occupancy
Heating	Underfloor heating
Floor	Marble
Number of floors	2
Cable Sat TV	Yes
Kitchen	Open kitchen
calm	Yes
Swimming pool	Private pool

Your contact person
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Storage room	Yes	Security	24 hours service
Fireplace	Yes	Internet	Yes
Air-conditioned	Yes	Available from	2022
Window	PVC	Distanz zur Internationalen Schule	5min
Washing/Drying room	Yes		
Wellness area	Yes	Dist. to shopping opportunities (km)	10 km
Sports facility	Yes		

Description

Seaview
Very modern new project villa situated in the hills of La Reserva, Sotogrande. The plot offers spectacular views of the golf courses La Reserva, San Roque, Valderrama,the sea with views to Gibraltar. The villa offers 5 en suite bedrooms, lots of open plan living space and you still have the opportunity to design the interior as the house is still under construction. The finishes are of a high standard, see description and the international school is very close by.
24h security

Location

This dream villa is located in the popular area of La Reserva and has a southern exposure.

Furnishing description

Structure
- Foundations and floors: Reinforced concrete slab
1st pier: Concrete and steel
Building: Frabric
- Walls: Prefabricated aerated concrete block 36,5 cm
Ytong brand.
- Windows and doors: Reynaers brand.
1. sliding doors: series CP130 made of aluminium with thermal
thermal insulation break, double-leaf.
2. turn and tilt windows: series CS77 in aluminium with thermal
thermal insulation.
- Roof: non-load-bearing, PVC waterproofing and
polyethylene insulation 6+6+4 cm with loose gravel
Stone protection
Interiors
- Interior walls: Prefabricated aerated concrete block
of different thickness 20/10 cm of the brand Ytong, with inherent
Thermal and sound insulation.

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- Carpentry work:
1. main door: revolving door 2,50x1,60m made of iroko hardwood high quality.
2. interior doors: Flandes pine high quality, varnished 2,20 y 2,40 high.
- Floors:
1st ground floor: golden cream marble.
2nd First floor: Oak flooring 2.00x0.15m.
- Bathrooms:
1. large format porcelain tiles (size 3.00x1.10m).
2. sanitary ware: Duravit brand.
3. water taps: brand Grohe

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