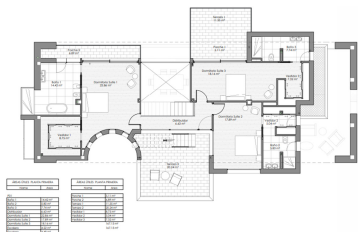


Villa in Sotogrande Alto

Reference: R3660494



Bedrooms: 4	Bathrooms: 5	M²: 840	Price: 2,000,000 €
Status: Sale	Property Type: Villa	Parking places: by request	Printing day : 26th August 2025



Overview: Avant-garde design villa With its 804mts2 of avant-garde design and its impressive south-east views towards the sea and the Rock of Gibraltar, as well as its interior forest surrounded by vegetation, make it something totally exclusive. Its original interior details and its spectacular Chill Out complement the uniqueness of this villa and make it the ideal dream for any family.

**GENERAL INFORMATION SPECIFIC CHARACTERISTICS** Distribution Area 1500 Mts2, built 804Mts2 4 bedrooms 4 Baths 1 Visiting bathroom study Room Dinning room Kitchen Garage Pool Chill out

**FOUNDATION AND STRUCTURE** - Foundation and reticular structure of concrete reinforced with steel complying with the earthquake resistant regulations and CTE. **BRICKWORK** - Execution of exterior enclosure of house with Thermoarcilla wall, insulation of sprayed polyurethane and double plasterboard and rock wool inner sheet. Elimination of thermal bridges in slab edges and window openings with reflective thermal insulation. - Execution of interior partitions based on plasterboard partition with double plate a both sides and central insulation with rock wool, 10 cm total thickness. **COVERS** - Passable and non-passable flat roofs based on the formation of slopes with concrete lightened with clay, waterproofing with PVC sheets, layers intermediate geotextile and thermal insulation with EPS 10 cm thick. Finished for paving or pouring clean gravel. **COATINGS** - Interior and exterior flooring: ■ General exterior flooring of the house executed using stoneware flooring High quality porcelain, Porcelanosa brand. Model: BOTTEGA ACERO ANT. 59.6X59.6 (A). In addition, terraces and poches will be executed, including a chill out terrace with the same material. ■ General interior flooring of the house executed using stoneware flooring High quality porcelain, Porcelanosa brand. Model: BOTTEGA ACERO 80X80 (A) - Pool lining: ■ Coating of the pool basin and pool edge using stoneware flooring High quality porcelain, Porcelanosa brand. Model: AVENUE WHITE NATURE 59.6X59.6 (A) ■ Pool beach cladding using large porcelain stoneware flooring quality, Porcelanosa brand. Model: BOTTEGA ACERO ANT. 59.6X59.6 (A) - Garage ramp with granite paving stone execution - Tiling in bathrooms ■ Bathroom tiling with high quality porcelain stoneware material, brand Master bedroom bathroom: MEXICO STONE 45X120 (A). Guest bedroom toilet and bathroom MEXICO CALIZA 45X120 (A). Secondary bedroom bathroom MEXICO SAND 45X120 (A). - Execution of facade cladding with natural lime-based mortar, brand Weber and finish with 100% natural and ecological silicate paint coating. - Interior painting of the house with 100% natural and ecological silicate paint coating. **WOOD CARPENTRY** - Interior doors in white lacquered MDF 2.40 m high and 0.82 m wide, smooth sheet. Chromed steel handles and fittings. - Wardrobes with white lacquered folding or sliding doors with lined interior, with mezzanine and hanging bar for bedrooms, as well as drawers and shelves. - Open walk-in closets lined with a mezzanine, drawers and board shelves 19mm laminate, design to be chosen by the property. - Armored entrance door with double leaf and security lock. Design to choose by property. **METALLIC CARPENTRY** - PVC exterior carpentry with high performance thermal bridge break, Finstral brand, and mounted with double-glazed glass with argon chamber and Guardian Sun double glazing (solar filter and thermal protection) with laminated glass of security in accessible cloths. Large size cloths will go with sheets lifting slides, the rest with tilt-and-turn leaves. **PLUMBING, SANITARY AND TAPS** - Plumbing installation of cross-linked polyethylene pipes with insulation based on shells according to RITE, including DHW recirculation and PVC drainage system in different measures. - Freestanding bathtub Sanycces brand Torino Muro model, with single-lever mixer taps with waterfall spout. Brand TRES, Max Cromo model. - Showers made with the same flooring as the house, integrated into the flooring of the bath. Recessed faucets in walls with ceiling sprinklers and manual sprinkler. Brand TRES, model Max Cromo - Ajax model countertop washbasins measuring 42x42x12.5 cm and mixer taps high spout. Brand TRES, Max Cromo model. - Villeroy-Boch free-standing toilet, Subway 2.0 model with Slimseat seat Softclosing, in all bathrooms with recessed mixer kit for bidet-WC. Brand THREE, Max Cromo model. **POOL** - Natural saline chlorination system for water treatment. **ELECTRICITY** - Completely finished electrical installation, complying with the requirements of the REBT. The mechanisms chosen will be Gira E2 in white or anthracite, not including lamps, light shades or halogens - Lighting based on led luminaires throughout the house, according to lighting study accomplished. **AIR CONDITIONING AND ACS** - Installation of two arothermal equipment, Parasonic brand Acuarea 16kw model, which will feed the radiant and refreshing floor installed throughout the house, in addition to the DHW production. High energy efficiency system - For the cooling system, Carrier brand water fancoils will be installed in each room, as a refreshing floor support. - Installation of a Siber Excellence 35 brand heat recovery unit with freecooling, for the renovation of air in the house and helps the air conditioning system. Installation of extraction nozzles in wet rooms and impulsión nozzles in dry areas. - Johnson Control model central control system with individual thermostats per zones and a humidity sensor per floor, which automates the entire installation. (Aerotemia + Fancoil)

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Features:

Pool, Air conditioning, Heating, None, Private garden, Parking, Investment, Luxury