



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Sotogrande Alto

**REF# R4743592 – 990.000€**



4  
Ložnice



5  
Koupelny



355 m<sup>2</sup>  
Built



1006 m<sup>2</sup>  
Plot



45 m<sup>2</sup>  
Terrace

UNIQUE PROJECT IN Sotogrande, area F – GREEN, QUIET AREA SURROUNDED BY NATURE! WITH PROJECT INCLUDED! THE CONSTRUCTION PRICE OF THE VILLA 990 000. THE PLOT ALREADY HAS A LICENSE. NO ADVANCE PAYMENTS. Payments are made after completing each stage of the construction PROJECT. CALL US.

Take a look at this incredible Villa project, located in Sotogrande area F, surrounded by villas on a street where nature and tranquil energy prevail. The land is completely flat and in excellent condition to build the house of your dreams. All neighboring properties are already built, ensuring you'll never have noise

disturbances.

About our project: We've been working on this for decades with our own team of architects, designers, builders, and project managers. By cutting out middlemen, we can offer our clients the best price on the current market.

The following features are included in our price. Please read and contact us for more information.

Excavation and site preparation works  
Concrete foundation and structural works.

Construction work. Extra sturdy, innovative, and energy-efficient construction technology (AAC blocks).

Exterior finishes. Rendering. Decorative elements.

Interior finishes. Rendering. Painting. Ceiling flooring.

Flooring and tiling work. Supply and installation of porcelain floor tiles for the house (and also tiling for bathroom and toilet). Installation of skirting boards and grouting. 1m x 1m porcelain tile.

Electrical works. Electrical wiring installation and associated devices such as switches, fuse box, distribution boards, sockets, and lighting fixtures in a structure. Telecommunications installation.

Underfloor heating. Installation of water underfloor heating.

Lighting work. Low-energy LED recessed lighting (interior and exterior), designed to have high levels of incorporated natural light.

Plumbing installation. Bathrooms and kitchen. New plumbing and sewage installation. Installation of bathroom fixtures (toilets, faucets, and showers).

Air conditioning installation. (Mitsubishi or Samsung machines). Supply and installation of outdoor and indoor units (split system). Tubes, cables, and small materials included.

Aluminum carpentry. Installation of doors and windows. Supply and installation of all exterior aluminum doors and windows with thermal break (according to plans), matte black color. Strugal brand (minimalist).

Sliding opening system where necessary. Reinforced closure system and profiles. Climalit glass system.

Wood carpentry. Supply and installation of all interior doors, including handles and hinges in all rooms, according to plans and design. Supply and installation of closets. Installation of bathroom furniture. Supply and installation of entrance door.

Kitchen installation. Integrated furniture and appliances included.

Photovoltaic system installation.

Pool construction. 8m x 4m

Exterior works. Garden. Irrigation system. Fence. Entrance gate. Parking. Pavilion.

The following are included in the project:

- Main architecture fee
- Technical architecture fee
- Project design creation • 3D renderings
- Licensing and permits acquisition

VAT NOT INCLUDED.

