

IDILIQ

ESTATES



R4712500

📍 Sotogrande Alto

REF# R4712500 1.995.000 €

BEDS

5

BATHS

6

BUILT

360 m²

PLOT

2694 m²

TERRACE

290 m²

EXCLUSIVE OPPORTUNITY IN LA RESERVA Discover an exceptional project in the prestigious La Reserva, offering the perfect canvas to build your dream villa. The south-east facing plot is surrounded by luxury properties, with the minimum property value in the area exceeding €4 million. Enjoy uninterrupted views of the sea, a natural park, and a golf course—all in a serene environment where all neighboring properties are already fully developed, ensuring peace and quiet. **Project Overview:** With decades of experience, our dedicated team of architects, designers, builders, and project managers has crafted a comprehensive plan that eliminates intermediaries, guaranteeing you the most competitive price on the market. **Pricing:** Villa Construction Cost: €1,600,000 Plot Price: €395,000 Total Project Cost: €1,995,000 **Payment Terms:** No advance payments are required. Payments are made upon the completion of each stage of the construction project. **What's Included:** Our all-inclusive price covers the following: - Site Preparation: Excavation and groundwork. - Foundation & Structure: Robust concrete foundation and structural works utilizing innovative, energy-efficient AAC blocks. - Exterior Finishes: Plastering, decorative elements, and high-quality finishes. - Interior Finishes: Comprehensive plastering, painting, and installation of ceiling and floor materials. - Flooring & Tiling: Premium porcelain tiles (1m x 1m) throughout the house, including bathrooms, along with skirting board installation. - Electrical Installation: Full electrical setup,

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including wiring, switches, fuse boxes, sockets, light fittings, and telecommunication infrastructure. - Underfloor Heating: Water-based underfloor heating for ultimate comfort. - Lighting: Energy-efficient LED lighting, designed to maximize natural daylight. - Plumbing: New plumbing and sewerage systems, complete with bathroom and kitchen fixtures. - Air Conditioning: Installation of high-quality Mitsubishi or Samsung systems, both indoor and outdoor units. - Aluminum Carpentry: Matte black, thermal bridge break doors and windows, featuring Strugal minimalistic profiles and Climalit glass. - Wooden Carpentry: Custom interior doors, wardrobes, bathroom furniture, and a secure entrance door. - Kitchen: Fully fitted with modern furniture and built-in appliances. - Photovoltaic System: Sustainable energy solutions with solar panels. - Swimming Pool: Construction of an 8m x 4m pool. - Exterior Landscaping: Garden with irrigation system, fencing, entrance gate, parking area, and a gazebo. Included Services: - Architectural design and technical fees - Project design and 3D renderings - Licenses and permits Note: VAT is not included in the above prices. For more details, please contact us. We're here to help you bring your vision to life.