



SOTOGRADE - CADIZ

Residential project consisting of 102 homes of a contemporary style, surrounded by a wonderful cork oak grove.



PRIME LOCATION

Sotogrande is the largest privately owned residential development in Andalusia. Originally a gated community, it is located in the municipality of San Roque, Cádiz, Spain, southern Europe and is composed of a 20 square kilometres stretch from the Mediterranean Sea 25 km east of Gibraltar and 40 km west of Marbella, back into the foothills of Sierra Almenara, providing contrasting views of sea, hills, cork forests and green fairways, including the Rock of Gibraltar and Morocco.

Some of the richest and most powerful families of Spain and Europe have summer homes in Sotogrande.

Today, Sotogrande is renowned for its varied sporting facilities. It has five of the top golf courses in Europe, Valderrama Golf Club host to the European Tour's Volvo Masters and the 1997 Ryder Cup, the Real Club de Golf, Almenara, La Reserva, La Cañada and a Golf Academy; 6 world-famous Polo fields owned by the Santa María Polo Club; two Tennis and Padel Tennis Clubs and the SotoTennis Academy; a rugby club and two Beach Clubs, a Kayak / Sailing Club, Riding stables and a busy marina.

has a single entrance alongside the security post for La Reserva, at barely 2 km from the International School at Sotogrande and 4 km from the beaches. It is a project adapted to the native Mediterranean woodland, which blends cutting edge architecture with the surrounding nature.



3 TYPES OF HOME:

▲ GARDEN HOUSE

▲ ROOF GARDEN

▲ PENTHOUSE

NORTH



WEST



EAST



SOUTH



GARDEN HOUSE

There are 14 blocks consisting of 7 units each: 4 GARDEN HOUSE apartments, 2 ROOF GARDEN apartments and one PENTHOUSE. There is a 15th block (Block 1) that consists of 2 GARDEN HOUSE apartments and 2 unique top floor apartments enjoying a solarium of 165 m² including pergola area.

The 4 **GARDEN HOUSE** homes have layouts as per the adjacent plans.

Each property has:

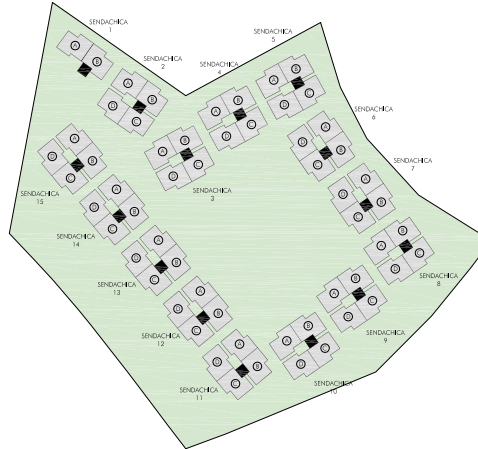
- A choice of 4 bedrooms en suite or 3 bedrooms en suite.
- Large living room / dining area.
- Spacious kitchen.
- Guest lavatory.
- 2 underground parking spaces.

Built Area: **198 m²**

Terrace (including pergola area): **40 m²**

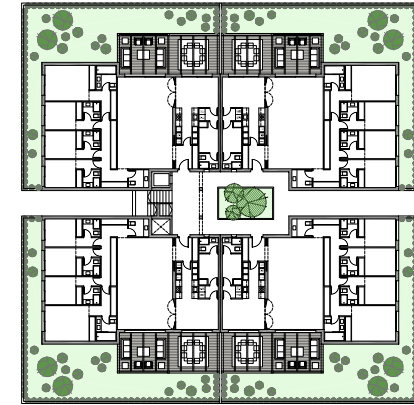
Garden Area: **102 m²**

TOTAL AREA 340 m²



GARDEN HOUSE

Each block contains 4 Garden Houses (with the exception of block 1).



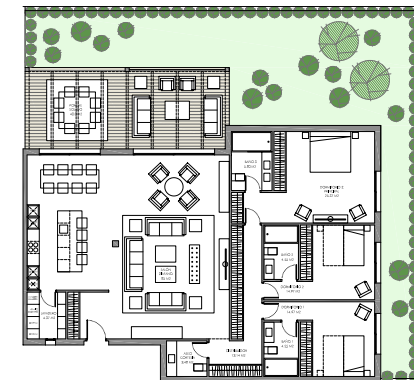
TYPICAL BLOCK

The 4 Garden Houses are located on the bottom floor of each block.



STANDARD HOME

4 bedrooms en suite plus maids room.



OPEN SPACE

3 large bedrooms en suite with open plan kitchen and living room.



ROOF GARDEN

There are 14 blocks consisting of 7 units each: 4 GARDEN HOUSE apartments, 2 ROOF GARDEN apartments and one PENTHOUSE. There is a 15th block (Block 1) that consists of 2 GARDEN HOUSE apartments and 2 unique top floor apartments enjoying a solarium of 165 m² including pergola area.

The 2 **ROOF GARDEN** homes have layouts as per the adjacent plans.

Each property has:

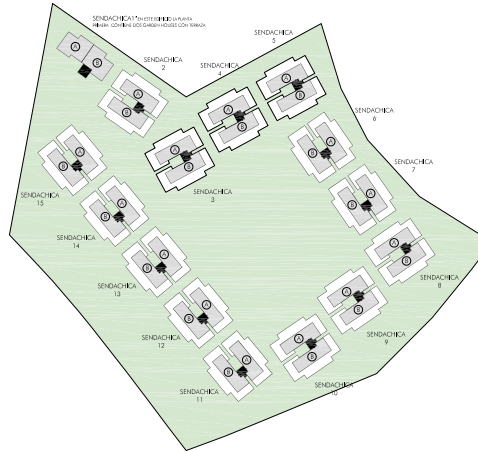
- A choice of 4 bedrooms en suite or 3 bedrooms en suite.
- Large living room / dining area.
- Spacious kitchen.
- Guest lavatory.
- 2 underground parking spaces.

Built Area: **198 m²**

Area **with pergola 32 m²**

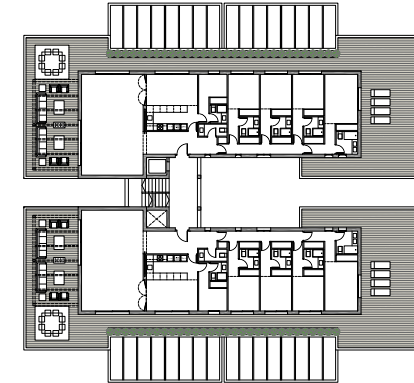
Area **of terrace** (including porch) **179 m²**

TOTAL AREA 379 m²



ROOF GARDEN

Each block contains 2 Roof Gardens (with the exception of block 1).



TYPICAL BLOCK

The two Roof Gardens are located on the floor above the 4 Garden Houses.



STANDARD HOME

4 bedrooms en suite plus maids room.



OPEN SPACE

3 large bedrooms en suite with open plan kitchen and living room.



PENTHOUSE

There are 14 blocks consisting of 7 units each: 4 GARDEN HOUSE apartments, 2 ROOF GARDEN apartments and one PENTHOUSE. There is a 15th block (Block 1) that consists of 2 GARDEN HOUSE apartments and 2 unique top floor apartments enjoying a solarium of 165 m² including pergola area.

There are **14 Penthouses** in total with layouts as per the adjacent plans.

Each property has:

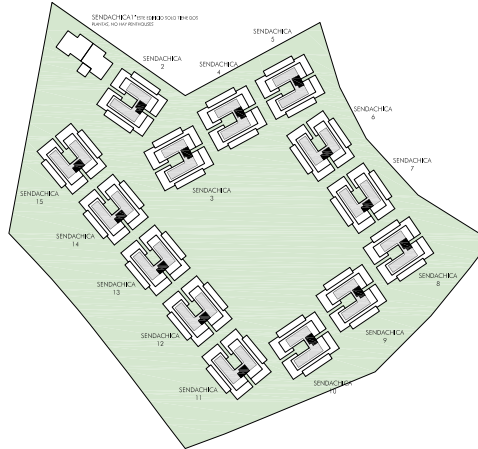
- A choice of 4 bedrooms en suite or 3 bedrooms en suite.
- Large living room / dining area.
- Spacious kitchen.
- Guest lavatory.
- 2 underground parking spaces.

Built Area: **202 m²**

Pergola Area (2 units): **41 m²**

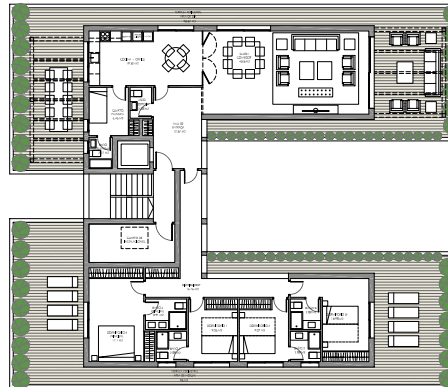
Terrace Area (including pergola areas): **187 m²**

TOTAL AREA 389 m²



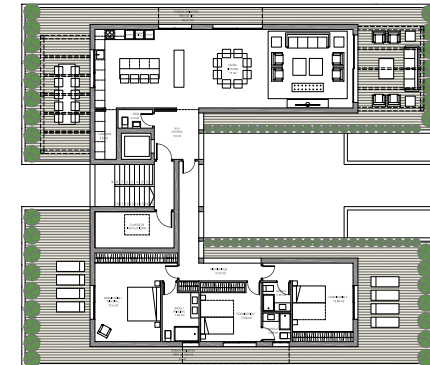
PENTHOUSE

Each block contains 1 Penthouse (with the exception of block 1).



STANDARD HOME

4 bedrooms en suite plus maids room.



OPEN SPACE

3 large bedrooms en suite with open plan kitchen and living room.



INSTALLATIONS



INSTALLATIONS

CLIMATE CONTROL: air heating or cooling by means of heat pump and air cooling system.

PLUMBING: separate network for each home with insulation as per regulations.

TELECOMMUNICATIONS: TV and network sockets in all living spaces.

SWITCHES: white Niessen make, Zenit brand or similar.

Pre-installation of **FIBRE OPTIC** cabling in the home, with network cabling in all bedrooms, lounge and kitchen.

STRUCTURE AND FOUNDATIONS

Foundations and footings in **REINFORCED CONCRETE** with waterproof concrete basement perimeter wall.

Structure in **REINFORCED CONCRETE** and/or composite according to regulations.



LIVING ROOM + DINING ROOM + HALL + BEDROOM

FLOORING: floors in light-coloured stone material, marble-type or similar

WALLS: smooth off-white plastic paint.

CEILINGS: false ceiling in plaster panel or plasterboard.

EXTERNAL JOINERY: aluminium windows with thermal break, of Alugom or similar make and motorised aluminium blinds.

CARPENTRY: smooth-finish doors in white lacquered MDF with "infinity" transom to ceiling.

LOCKSMITHING: doors handles in matt steel.

CUPBOARDS: doors and interiors in white lacquered MDF. Storage compartment and bar inside. With openings for anti-humidity ventilation.

ENTRANCE DOOR: armoured and lacquered in white.

BATHROOMS

FLOORING: floors in light-coloured stone material, marble-type or similar.

WALLS: shower areas with tiling in stone material of marble type or similar. For areas not influenced by water, smooth plastic paint.

TAPS: washbasin and shower of Tres make, Lex model or similar.

WC: Jacob Delafon make, Odeon-Up model or similar.

WASHBASIN: undermounted, Kaldewei make, Silenio model or similar.

CEILINGS: false ceiling in plaster panel or plasterboard.

CARPENTRY: smooth-finish doors in white lacquered MDF with "infinity" type transom to ceiling.

LOCKSMITHING: doors handles in matt steel.



KITCHEN

FLOORING: floors in light-coloured stone material, marble-type or similar.

WALLS: work areas with tiling in Metro type or similar bevelled white porcelain tiles.

EXTERNAL JOINERY: aluminium windows with thermal break, of Alugom or similar make and aluminium blinds.

CARPENTRY: smooth-finish white lacquered MDF doors with "infinity" type transom to ceiling.

LOCKSMITHING: doors handles in matt steel.

KITCHEN FURNITURE: finish in white laminate, with interiors in white lacquered MDF. Kitchen worktop; Compac Stone light coloured stone type or similar. Stainless steel sinks.

KITCHEN APPLIANCES: oven, vitroceramic hob and extractor hood from leading brands.

COMMON AREAS AND GENERAL

HALLWAY FLOORS AND COMMON STAIRS: floors in light-coloured stone material, marble-type or similar.

FAÇADE: single-layer external lining or similar, white colour, on brickwork, insulation, chamber, half-foot thick, plaster and paint.

EXTERNAL JOINERY: aluminium windows with thermal break, of Alugom or similar make and motorised aluminium blinds.

BEDROOM WINDOWS: with mosquito protection system.

PAINT: smooth plastic paint in off-white colour or similar.

PARTITIONING: with large format ceramic blocks or similar.

Inverted flat roof finished with white gravel or mosaic tile pieces for non-slip exteriors in sun deck and terrace areas or similar. Representative external entrance doors in lacquered steel and glass. High-efficiency thermal and acoustic insulation using thick mineral glass wool or similar.



COMMUNAL AREAS

Communal areas that's guarantee a unique, delightful space with a multitude of green zones.

Communal areas include a guardhouse, paddle-tennis courts and a large outdoor communal swimming pool.



PRICE

FROM

398.000€

amounts underwritten by Banco Santander

