

Vistas del Sotogrande SAN ROQUE



Living the Dream

Prices from €799,500

LUXURY VILLAS

MODERN AND FRESH DESIGN

Modern contemporary interiors, an abundance of natural light from the large sliding patio doors which, retract into the wall, large terraces and private pool.

The design of each villa seeks to maximize the indoor-outdoor flow that is so essential for Mediterranean lifestyle.





THE DESIGN





THE DESIGN

DREAMS CAN COME TRUE

This is a design concept like no other and a very unique development.

Bridging the price gap between large apartments and the normally large Villas in the Sotogrande area.













DELIGHTFUL VIEWS

The villas are positioned on each plot to maximize the predominantly south facing sea views and provide maximum privacy.





MARVELOUS LOCATION

Vistas del Sotogrande



- 5 Minutes to Sotogrande Port
- 20 Minutes to Gibraltar Airport
- 35 Minutes to Marbella

- 15 Minutes to Estepona
- 1 Hour to Malaga Airport
- 3 Hours to Sierra Nevada





ENJOY A PRIVILEGED LIFESTYLE

Minutes from Sotogrande Port where you have access to an array of great restaurants overlooking the super yachts.

Sotogrande itself has 6 fantastic golf courses including the famous Valderrama where they hosted the Ryder Cup and regularly host the Spanish Open.

Water sports on blue flag beaches with 3 amazing beach clubs.

In the summer months there is an International Polo event with all the best Polo teams from around the world in attendance.

LIVING THE DREAM

Amazing sea views and walking distance to the beach.





LIFESTYLE

EXCLUSIVE SURROUNDINGS

You will enjoy stunning views over the Mediterranean Sea towards North Africa.

In and around Sotogrande you will find a harbour and delightful marina, chic restaurants, beach clubs, Spa, luxury shops and the most prestigious Golf Courses in a natural and exclusive environment.



PLACES TO VISIT

Just a couple of hours away and worth a visit, you can experience the charming cities such as Granada, Ronda and Seville.





LIFESTYLE

FANTASTIC SPORTING FACILITIES

Sking in Sierra Navada is only 3 hours from Sotogrande.

Other sporting activities include tennis, Golf, Sailing, Horse riding, and many more.

In the summer months Sotogrande host the International POLO tournament at the Santa María Polo Club recognised as one of the most famous polo clubs in the world.





QUALITY SPECIFICATIONS





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FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor with a cavity above the ground, to avoid the humidity.
- Pad footings and beams to tie. (when not basement)
- Twowayreinforcedconcreteslab, with pillarsand beams, accoring to the european and spanish regulations.

ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

EXTERIOR WALLS

- Brick cavity Wall with partly insulated cavity with extruded polystyrene.
- Exterior Wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo or similar, high quality
- security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

PLOT ENCLOSURE

- Street front-1m hight wall+ 1m hight mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Anti slip Porcelanic tile.

SKIRTING BOARD

- According to the floor.

BATHROOM WALLS

- Porcelanic tile (different options to choose from)

ACCESS DOOR

- Security entrance door.

INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull and insides finished in cancan textile.
- Walk in closets: Without doors.





QUALITY SPECIFICATIONS

SWITCHES AND SOCKETS

- Berker B7 white. (or similar).

LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom.

SWIMMING POOL

- swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

GARDEN

- Grass seeds and automated irrigation systems.

SECURITY SYSTEM

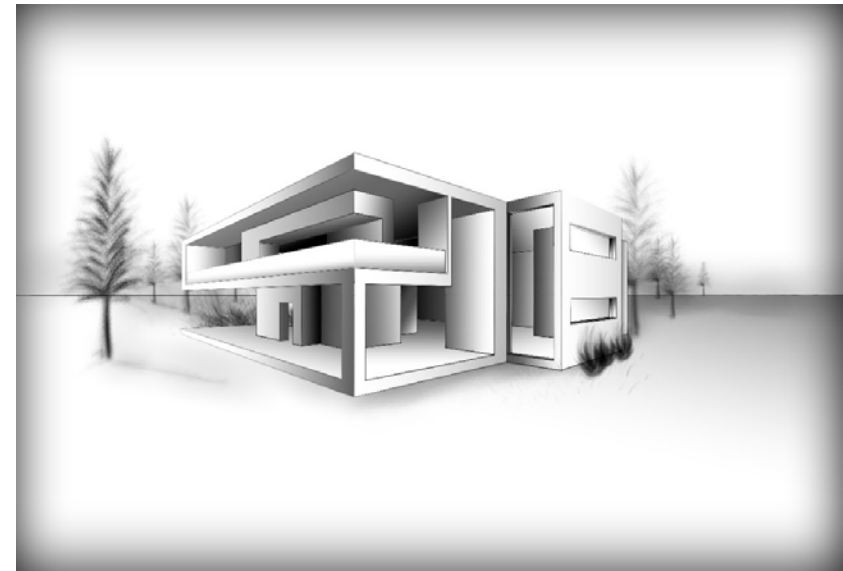
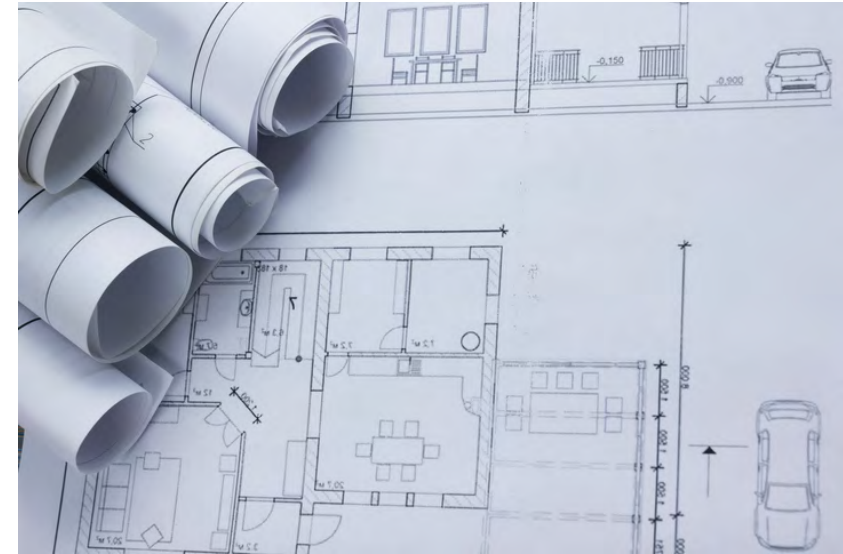
- Alarm / Video intercom.

KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridge / freezer
- Washing machine/ Dryer.

BATHROOMS

- Sanitary ROCA (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hans Grohe (or similar).





PRICE LIST

PHASE 1



PAYMENT TERMS

1

Reservation Fee 25,000 €

Held by our lawyers in Escrow .
Totally refundable until license approved.

2

Purchase your plot

Sign turnkey contract 25.000€

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3

Start building 25%

Once the license has been granted, construction starts.

4

Monthly payment & Finance

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5

Completion

Construction completion time of 10-12 months.
Once the villa is finished, we manage the final utility connections and first occupation license for you.

BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- We take care of the entire project to give you total peace of mind

TAXES

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes over building costs

NO ADDITIONAL COSTS

There are NO additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it's all included

NO COMMUNITY FEE

TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

Total price from: 799.500 € Plot Included

V.A.T. NOT INCLUDED