



For Sale 401,000 EUR Starting price - 3, 4, 5 and 6 bedrooms Luxury Villas for Sale in Sotogrande

177 Sq Mtr +

3 Bedrooms

3 Bathrooms

1 Garage

# 3, 4, 5 and 6 bedrooms Luxury Villas for Sale in Sotogrande - La Finca

**La Finca is a complex of 176 luxury homes nestled on the edge of La Canada Golf course in Sotogrande.**

Constructed from 177 m<sup>2</sup> until 257 m<sup>2</sup>  
Solarium + terraces from 57 to 135 m<sup>2</sup>  
Garden from 55 m<sup>2</sup> until 650 m<sup>2</sup>  
Pools for adults and children  
GYM, 2 paddle tennis courts and running circuit.

## **Structure**

Reinforced concrete structure, according to project specifications, according to the Technical Building Code (CTE) and applicable regulations.

## **Roofing**

Solarium-cover designed to be enjoyed, is a flat PORC EIANOSA antiskid finished with ceramic pieces.

## **Facade**

Facades with monolithic coating, thermally and acoustically insulated with levels above requirements of the Technical Building Code (CTE).

## **Outdoor Carpentry**

Aluminum exterior carpentry TECHNAL or similar, with thermal break. Double glazing with sun shade and noise protection where necessary. Sliding doors in living rooms with tilt/balance windows in other locations. The blinds are motorized roller large windows in bedrooms.

## **Indoor woodwork**

Main door to the house is a reinforced security door. Corridor doors have a lacquered finish.

Lacquered wardrobes, floor to ceiling, lined and equipped internally with hanging rods interior partitions, with storage for shoes.

## **Walls**

Soundproof party walls lined with plaster board and insulation at both sides.

Internal divisions by freestanding partition double plasterboard equipped with internal insulation for better acoustic, thermal and RF isolation.

False ceiling plasterboards 15 mm and acoustic insulation. Rock where necessary.

Air conditioning units are stored in the leak proof roof space above the bathrooms.

### **Flooring**

Flooring inside homes in entrance, living room, bedrooms and distributors in porcelain to choose between options proposed and porcelain the bathroom and kitchens areas.

Outdoor flooring will be anti skid PORCEIA NOSA ceramic tiles.

In garages, polished slab continuous pavement with reinforced concrete surface mesh enriched with cement and quartz sand.

### **Wall covering**

Washable and fungicide walls smooth paint throughout the house.

In bathrooms and toilets the equipment will be PORCEIANOSA premium (partially covering the vertical surfaces).

### **Sanitary equipments**

Bathrooms with toilets, sinks and bidet, top brand.

Shower tray low profile and bath with screen. Hansgrohe mixer taps.

In shower and bath thermostatic mixer Hans grohe.

lacquered cabinet with mirror in main bathroom.

### **Facilities**

Exclusive fireplace design in classrooms.

HVAC system with underfloor heating and air conditioning through ducts.

Individual production of hot water accumulator.

Installation of telecommunications connection in **all** rooms except for the toilets.

The house will have a basic integration system automation

### **Kitchens**

Top, bottom socket, upper cornice and spikes in natural or artificial stone. sink with removable tap.

Electrical appliances, including plate induction hob, hood, oven, fridge-freezer, dishwasher, washer-dryer and microwave

### **Common zones**

Only access to the complex with security control.

Alarm system in each house, even with sensing in the private garden, connected with general access control of urbanization.

Large gardens with an exclusive landscape design.

Running circuit.

Equipped gym. Two paddle courts.

Swimming pools for adults and children in common areas

Flooring in common areas, floor to maximize its integration with the environment according to the specific landscaping project.

Furnishing kitchens with a straight front or independent island made of laminated board built with high quality furniture pressure.

## Property Features

Air conditioning

Central Heating

Close to international Golf course

Close to International Polo Fields

Close to international schools

Fire Place

Gym (Communal)

Private parking

Swimming Pool

Swimming Pool (Communal)



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**Luxury Sotogrande**

**Address:** 11310 San Roque, Cádiz, Spain