



## La Reserva

For sale at 4.100.000 €

4  
BEDROOMS

5  
BATHROOMS

2635  
PLOT

730  
BUILT

Spectacular project where sustainability, energy efficiency and design come together in La Reserva de Sotogrande.

In this configuration there are 4 spacious bedrooms facing south, above a private Mediterranean pine forest.

Large pool and large spaces surround the concept with an environmental impact and efficiency provided by the quality of the structural finishes that give it a high quality.

Our project includes:

- Earthworks and excavation (plot with a very good result of the geotechnical study)
- Foundation with braced running footings and retaining walls in reinforced concreteSolera with mesh
- Water and sanitation pipes and water channeling. drains
- Structure (load-bearing walls and slabs) of cross-laminated Galician pine wood panels in 140 and 220 mm (Cross Laminated Timber) which is a solid, technological, millimetric wood... Present and future in

the panorama of sustainable construction and Efficient with all guarantees and certificates.  
All structure and foundation calculations are signed by a prestigious Architecture studio.

- Calculations of installations carried out by a specialized independent engineering, including basic study of lighting, photovoltaic, geothermal / aerothermal forecast
- Energy calculation carried out with efficiency result A (excellent)
- This house is built with the new standard of the technical building code 2020 (houses almost passive in energy consumption)
- Enclosure of the walkable flat roof of the garage and storage area and finished in natural stone
- SATE type facade with first level insulation
- Prestigious minimalist aluminum carpentry with very high-end low-emission safety glass, solar control, argon gas with 8+8 mm tempered glass, 20 mm chamber and 5+5.2 laminated glass with double butyral.
- Partitions of spaces and bedrooms in load-bearing walls of solid wood (exposed quality)

Elevated plot 9m above the height of the road, it is a dominant plot with a perfect south orientation for housing and swimming pool (projected to be 63 feet long, 19m and 5,08m wide).

Impressive views of Gibraltar and 200° to the Sea that can never be obstructed by the elevation of at least 7m with respect to the neighbors.

Presence of local tree species such as wild olives and pines. The plot and the house will have great privacy.

Large above ground garage with ventilation and natural light for 2 cars.

Storage rooms, laundry, wine cellar, and additional space for a second kitchen, gym.

Extra large living room, covered porch on both floors

Pool house and additionally changing rooms and pool bathroom with space for sauna

The house is sold without finishes or facilities.

It is the future owner who is in charge of finishing it to his taste, needs and budget.

New and very interesting concept.

