

For Sale 398,000 EUR Euros - SENDA CHICA: New Residential "off plan" project in Sotogrande

 200 m<sup>2</sup>

 4 Bedrooms

 4 Bathrooms

 2 Garages

Sitting on a plot of 50.000 m<sup>2</sup>, in the middle of a cork oak forest, SENDA CHICA is a new residential project in SOTOGRANDE, managed by Lemon Promotions and commercialised by Open Frontiers as the exclusive agent in Sotogrande.

Located in the 'La Reserva' area of Sotogrande its situation is ideal, close to the La Reserva Golf Course & Club House, 2.2 Km away from the Sotogrande International IB School (ranking amongst the best in Europe), surrounded by 3 golf courses (including the venue for the 1997 Ryder Cup, Valderrama), close to shops and restaurants as well as the NH Sotogrande Hotel and 4.3 Km from the beach.

The promotion, which consists of 102 properties of a contemporary style, has three types of properties: Garden Houses (4 in each building), Roof Gardens (two in each building) and Penthouses (one in each building). In total there are 14 blocks of 7 units and 1 block of 4 units. There is approximately 15,000m<sup>2</sup> of communal area !(7,000m<sup>2</sup> of cork oak forest and 8,000m<sup>2</sup> in the centre for swimming pool and paddle courts.) The plot of 5 hectares is also surrounded by green zones and dense area of cork oak trees. Residents will enjoy walk ways through the cork oak forest and edges of the plot. ' Senda Chica' means little country paths.

All properties are approximately 200 m<sup>2</sup> built plus ample terraces, distributed beautifully with spacious and bright rooms, large living rooms and kitchens as well as two underground parking spaces. Communal facilities include an outdoor swimming pool, 2 paddle courts, walkways through the adjacent forest and a guardhouse with security facilities.

The price for every property today stands at € 398.000 plus VAT. We currently have 35 properties reserved. Please note as this is currently an 'off the plan' project the price of € 398.000 for any unit you might choose is very competitive. We will increase this price as soon as 50 units are reserved.

Currently, units in Sotogrande of 200 m<sup>2</sup> built with ample terraces are selling at 25% more. Bear in mind the units will also be the most modern to have been built since 2007.

The payment schedule is as follows:

€ 5.000 reservation fee.

€ 100.000 before November 2018 and the rest upon the handover of keys in 2020.

Attached is the plan of the site, as well as a plan of a Garden House and Roof Garden type property. Note: All penthouses have been currently reserved. Also attached are the building specifications. (Please read carefully).

We have much more information on hand so if you are interested in the project please do not hesitate to get in contact with us so that we can give you all the necessary information.

## **Property Features**

Air conditioning

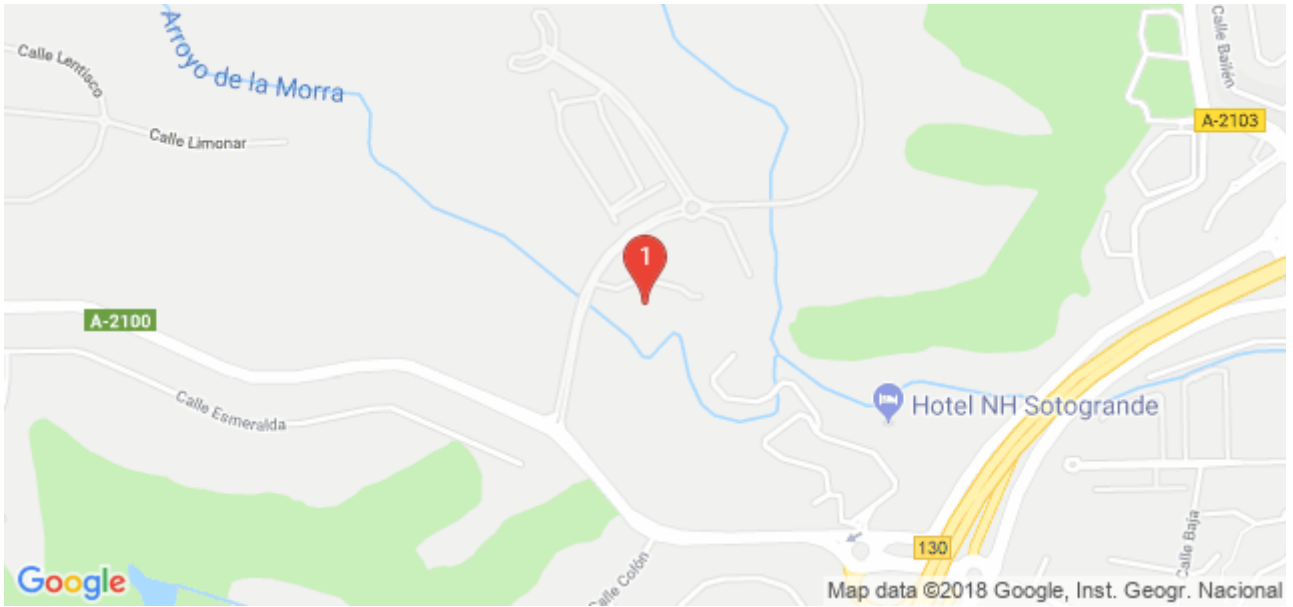
Central Heating

Close to international Golf course

Close to International Polo Fields

Close to international schools

Swimming Pool



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## Luxury Sotogrande

**Address:** Avenida La Reserva, s/n, 11310 Sotogrande, Cádiz, Spain