



3.100.000€

NEW CONSTRUCTION OF THE 1º PASSIVHAUS VILLA FOR SALE IN ATLANTERRA

REFERENCE	Bedrooms	Toilets	M²	M² PLOT
000776	5	5	409.60	2065.00

In April 2018, the execution of this Passive House Single-Family Home began. It is possibly (together with the adjoining house) the most southern certified house in Europe to date; specifically located in plot S 40 of the Execution Unit "Cabo de Gracia" Atlanterra, in Zahara de los Atunes (Tarifa), province of Cádiz (Spain). It is a Single Family Home on an independent plot, with a constructed area of ??678.18m2 built (SRE: 248.30m2), 65 m above sea level.

Single-family house on an independent plot. It has a constructed area of ??approximately 678m2 in two heights (ground floor and 1st floor) plus a basement. The architecture has been developed with two fundamental design premises: orientation (the extraordinary views of the sea have been combined with the most suitable solar orientations from the point of view of passive architecture) and accessibility (the house has an accessible ramp that runs inside the house from the basement to the first floor).

The functional tour, which allows us to describe the housing program, is as follows:

Basement Floor: The basement floor begins with the open ramp for vehicles that serves as access from the outside of the plot to the interior of the house. Part of the basement is intended to house two parking spaces for vehicle parking. The rest of the basement is used as a gym area (with rooms for a Spa, sauna, changing rooms, showers and a toilet) and a storage room. There is also a laundry room where the server and racks are installed. From the basement you can access the upper floors internally; either through a two-section staircase, or from a ramp that runs vertically through the building.

Ground Floor: The ground floor is basically an open space like a loft that interacts with the exterior spaces, incorporating them for an indistinct use between served spaces and server spaces, making the exterior porch an extension of the interior and vice versa. On the interior ground floor there are three clear rooms: the kitchen, the living room (with a toilet) and a suite (with its own dressing room and bathroom); the kitchen and the living room become one piece by using a sliding panel integrated into the enclosure. Its visual orientation is towards the sea. From the ground floor you can access internally the basement and the first floor; either by means of a two-section ladder; or, from a ramp that runs vertically through the building. On this ground floor a small integrated outdoor patio has also been planned.

First Floor: The first floor houses a second Suite, with its own bathroom and dressing room; two double bedrooms with a separate bathroom to serve both; and a third bedroom for guests, or for possible service personnel (with its own bathroom). These rooms (with the exception of the service bedroom) have their own open terrace with sea views.

Data of the plot and surfaces

- **Plot** It is located on a plot of 2,065 m2, of which the building occupies 343.78 m2 on the ground floor, the rest being used for urbanization and swimming pool.
- **South Boundaries:** Road; East: plot 15 (S 39); North: plots 04; West: plot 17.
- **Surfaces** It has a TOTAL BUILT SURFACE of 409.63 m2, and USEFUL of 343.78 m2, of which corresponds:

- To the BASEMENT floor, intended for a garage, gym and spa, a constructed area of ??two hundred and sixty-eight square meters with fifty-five square decimeters and a useful area of ??two hundred and twenty-two square meters and sixty-six square decimeters.
- To the GROUND Floor, destined to the living room, kitchen and master bedroom, a constructed area of ??two hundred and eighty-five square meters, with a square decimeter; and useful of two hundred and thirty-three square meters, with eighty-two square decimeters.
- And to the FIRST Floor it allocates four bedrooms and two bathrooms, a constructed area of ??one hundred twenty-four square meters and seventy-two square decimeters and a useful one of one hundred and nine square meters and ninety-six square decimeters.

PRICE: € 3.100,000.00 + 10% VAT (With Furnitures) TO OBTAIN THE COMPLETE INFORMATION, DOWNLOAD THE ATTACHED DOSSIER <https://www.zaharavillas.com/pdf/ref-776-S40.pdf>

In accordance with the provisions of Decree 218/2005, of October 11, the client is informed that the notarial, registry, I.T.P., and other possible expenses inherent to the sale are not included in the price.

TERRACE	A.C	GARAGE	STORAGE ROOM
Yes	Yes	Yes	No
POOL	GARDEN	FIREPLACE	HEATING
Yes	Yes	No	Yes