



**3.400.000€**

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

REFERENCE	Bedrooms	Toilets	M²	M² PLOT
000774	5	4	468.10	2342.00

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 the S-39 plot of the "Cabo de Gracia" Atlanterra Execution Unit, in Zahara de los Atunes (Tarifa), Cádiz province (Spain).

It is a Single Family Home on an independent plot, with a constructed area of 762.59m2 built (SRE: 350.60m2), 65m above sea level.

It is an avant-garde architecture executed under the rigorous parameters that govern the Passivhaus standard and with the conditions of the Mediterranean climate with oceanic influence in southern Europe.

Housing 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 2,342 m2, of which the building occupies 314.45 m2 on the ground floor, the rest being used for urbanization and swimming pool.  
 • South Boundaries: Road; East: Natural runoff; North: plots 05 and 06; West: plot 16 (S 40).  
 • Surfaces It has A TOTAL BUILT AREA of 468.15 m2, and USEFUL AREA of 403.18 m2, of which, corresponds: - To the BASEMENT floor, destined to garage, gymnasium and spa, a constructed area of 202.94 square meters with forty-four square decimeters and useful of two hundred and fifty square meters with forty-six square decimeters. - To the GROUND Floor, destined to the living room, kitchen and master bedroom, a constructed area of 314.45 square meters, forty-five square decimeters; and useful of two hundred and eighty-one square meters, with twenty-three square decimeters. - And to the FIRST Floor it allocates four bedrooms and two bathrooms, a constructed area of 150.76 square meters and seventy square decimeters and a useful one of one hundred and twenty.

PRICE: € 3.400.000,00 + 10% VAT ( With Furnitures ) TO OBTAIN THE COMPLETE INFORMATION, DOWNLOAD THE ATTACHED DOSSIER <https://www.zaharavillas.com/pdf/ref-774-S39.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

Yes

A.C

Yes

GARAGE

Yes

STORAGE ROOM

No

POOL

Yes

GARDEN

Yes

FIREPLACE

No

HEATING

Yes