

# Cantilever Villa For Sale

## Bolivia, Andrés Ibáñez Province, Santa Cruz de la Sierra

POA €

### QUICK SPEC

|                         |                       |
|-------------------------|-----------------------|
| Year of Construction    | 2018                  |
| Bedrooms                | 6                     |
| Half Bathrooms          |                       |
| Full Bathrooms          | 7                     |
| Interior Surface approx | 747 m2 - 8,040 Sq.Ft. |
| Exterior Surface approx | TBA m2 - TBA Sq.Ft    |
| Parking                 | 4 Cars                |
| Property Type           | Single Family Home    |

### TECHNICAL SPECIFICATIONS

The House is located in a privileged site surrounded by vegetation in a gated community. The natural slope of the terrain allows the house to sit on top of the hill and hide the service area below the ground. This allows us to solve the program in three levels, but still maintain the composition of two overlapping volumes that sit just on top of the terrain. In order to maintain the most existing trees possible, we decided to push the ground floor back and locate the house's massing in-between existing trees. This favored the house's main entrances, which is surrounded by vegetation and reinforces the terrain's natural slopes. Even though the two concrete volumes on the façade generate a rather enclosed image on the front, the back of the house is completely open. The floor to ceiling windows along the perimeter helped us achieve this transparency and create a direct connection between interior and exterior. The living room, the kitchen, the family room and the gym have sliding doors, which allows the whole house to open up, transforming the entire house into a terrace.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms - 1
- Suite - 5

#### BATHROOMS

- Total Bathrooms - 7

- Full Bathrooms - 6
- Half Bathrooms - 1

## OTHER ROOMS

- Sauna Room
- Vinery
- The living room, the kitchen, the family room and the gym have sliding doors,

which allows the whole house to open up, transforming the entire house into a terrace.

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

## INTERIOR FEATURES

- All bedrooms count with floor to ceiling glass windows

- Structurally, this house is very complex, because it aims to have thin floor slabs on every cantilever
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## EXTERIOR AND LOT FEATURES

- The reinforced concrete slabs on the eaves allow the house to have a “light” appearance and help hide the beams within the walls. Having slabs, the beams and the walls share the same materiality (concrete) helped solve the

heavy structure without compromising the lightness of the design aesthetic.

- The natural slope of the terrain allows the house to sit on top of the hill and hide the service area below the ground

## POOL AND SPA

- Outdoor Pool

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## LAND INFO

- Lot Size: TBA m2 - TBA Sq.Ft

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces: 4 cars

## SCHOOL INFORMATION

Primary education in Bolivia is compulsory and starts at the age of 6 and lasts eight years

- Santa Cruz International School
- Colegio Boliviano Americano
- Colegio Alemán
- Santa Cruz Cooperative School
- British Bolivian School
- Colegio Internacional de La Sierra
- French Lycée in Santa Cruz

## AMENITIES AND COMMUNITY FEATURES

- Foreigners have the same rights as locals when it comes to buying real estate in Bolivia, there are no restrictions. Foreigners can own property in their own name here and you can obtain residence by owning property

## BUILDING AND CONSTRUCTION

- Living: 747 m2 - 8,040 Sq.Ft.
- Year Built: 2018
- Location : TBA
- Topography : Slope
- Levels or Stories: 3
- Structure Type: Contemporary
- House Style: Villa
- Furnishing : Furnished
- Materials - Concrete / Wood

## OTHERS

- Gated Community
- Mountain Views
- Panoramic views
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## ABOUT THE AREA

Bolivia is a country in central South America, with a varied terrain spanning Andes Mountains, the Atacama Desert and Amazon Basin rainforest. At more than 3,500m, its administrative capital, La Paz, sits on the Andes' Altiplano plateau with snow-capped Mt. Illimani in the background. Nearby is glass-smooth Lake Titicaca, the continent's largest lake, straddling the border with Peru. The capital is Sucre, while the seat of government and financial center is located in La Paz. The largest city and principal industrial center is Santa Cruz de la Sierra, located on the Llanos Orientales (tropical lowlands), a mostly flat region in the east of the country.

Andrés Ibáñez Province is one of the fifteen provinces of the Bolivian Santa Cruz Department, situated in the western part of the department. Its capital is Santa Cruz de la Sierra which is also the capital of the department. The province is situated in the Bolivian lowlands and borders Ignacio Warnes Province and Sara Province in the north, Ichilo Province in the northwest, Florida Province in the southwest, Cordillera Province in the southeast, and Chiquitos Province in the east.

Santa Cruz de la Sierra is Bolivia's commercial center and the capital city of the Santa Cruz department. It stands on the Pirai River in the tropical lowlands east of the Andes Mountains. Founded by the Spanish in the 1500s, today it's a cosmopolitan hub with museums, restaurants and nightclubs. Its historic core is anchored by the rose-brick Metropolitan Cathedral on Plaza 24 de Septiembre, the central square.