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SOTOGRANDE

from 6,975,000 €

REFERENCE R4217806

# An Exceptional Off-Plan Luxury Villa Awaits in Prestigious Sotogrande

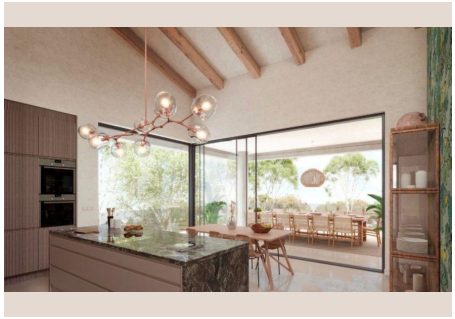
| 7 | 9 | 921 m² | 3,000 m² | 230 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |











# Description

## Discover Unrivalled Luxury Living in Southern Spain

Nestled in the heart of Sotogrande, one of Southern Spain's most exclusive and sought-after residential enclaves, Luxury Realty proudly presents an unparalleled opportunity to acquire an off-plan villa on the distinguished Calle Formentera. This magnificent estate, poised adjacent to the renowned Almenara golf course, represents the pinnacle of contemporary luxury and sustainable living. Sotogrande itself is a jewel on the Costa del Sol, celebrated for its world-class golf courses, prestigious polo clubs, a vibrant marina, and an international community that values privacy, security, and an exceptional quality of life. This location offers more than just a home; it promises a lifestyle of sophistication and serene beauty, easily accessible yet wonderfully secluded.

## A Masterpiece of Sustainable Design and Prime Location

This future-forward residence is being meticulously designed as a sustainable home, aspiring to an exemplary 'A' energy rating. This commitment to eco-conscious living not only significantly reduces its environmental footprint but also promises substantial long-term savings on utility costs, marrying luxury with responsibility. The expansive plot spans an impressive 3,003 m², perfectly oriented to the South-East, ensuring breathtaking, panoramic vistas of the sparkling Mediterranean Sea from almost every corner of the property. Positioned at the end of a tranquil cul-de-sac, the estate benefits from enhanced privacy and an exclusive ambiance, providing a peaceful sanctuary away from the hustle and bustle.

The architectural vision encompasses a grand total built area of 921 m² for the main housing, complemented by 132 m² of elegant porches and an impressive 92 m² private swimming pool, creating a seamless transition between indoor comfort and outdoor grandeur.

## Harmonious Integration of Light, Space, and Nature

The projected design prioritizes an abundance of natural light, ensuring that every space is bathed in glorious Mediterranean sunshine throughout the day. Expansive floor-to-ceiling windows and sliding glass doors will artfully dissolve the boundaries between the interior and exterior, leading to generous terraces where residents can fully immerse themselves in the region's enviable climate. The outdoor areas are conceived as extensions of the living spaces, perfect for al fresco dining, entertaining, or simply enjoying the tranquil surroundings and sea breezes.

## Exquisite Interiors and Thoughtful Layout

Upon entering the ground floor, one is greeted by a magnificent living room, elegantly separated from the formal dining area by a striking column-fireplace – a perfect feature for cooler evenings. The state-of-the-art kitchen is designed for both functionality and aesthetic appeal, boasting a contemporary, open-plan concept that extends directly onto a spacious porch. This area is ideal for hosting grand outdoor feasts, leveraging the exceptional weather for most of the year. The ground floor also thoughtfully accommodates two well-appointed bedrooms, each featuring its own en-suite bathroom and dressing area, providing comfort and privacy for guests or family members.

Ascending to the upper floor reveals three additional sumptuous bedrooms, each a private haven with a full en-suite bathroom and a walk-in dressing room. The crowning jewel is the master suite, a sanctuary of luxury that opens onto an expansive private terrace offering truly unparalleled, sweeping views of both the azure sea and the verdant golf course. This vista transforms daily living into an extraordinary experience.

## Unrivalled Amenities and Service Provision

The villa's lower level (-1) is dedicated to exceptional amenities and convenience. It features a self-contained apartment for service staff, ensuring seamless household management. The spacious garage provides secure parking for up to three vehicles, while an adjacent room with a bathroom is thoughtfully included for a dedicated driver, highlighting the property's commitment to sophisticated service. Furthermore, this level will host a dedicated wellness area, complete with a luxurious sauna, a fully-equipped gym, and several versatile multipurpose rooms that can be adapted to suit any lifestyle need, from a home cinema to a private studio or office.

### Superior Quality and Advanced Technology

The commitment to excellence is evident in every detail, with only materials of the highest quality and superior finishing levels selected for this residence. The home will be equipped with a comprehensive security system, including volumetric detectors and advanced video surveillance, ensuring absolute peace of mind. State-of-the-art home automation controls will allow for effortless management of lighting, climate, and security. Additionally, the property includes pre-installation for solar panels on the roof, reinforcing its sustainable credentials and offering future adaptability for energy generation.

### Your Mediterranean Dream Awaits

This off-plan villa represents a unique opportunity to own a bespoke, cutting-edge luxury home in one of Spain's most exclusive destinations. Its fusion of elegant design, advanced technology, sustainable features, and a prime location next to the Almenara Golf Course, with stunning sea views and exceptional privacy, makes it a truly distinctive offering. Embrace the sophisticated lifestyle that Sotogrande embodies, where every day feels like a luxurious escape.

**Property Snapshot:** 7 Bedrooms, 9 Bathrooms, Built 921 m², Terrace 230 m², Plot 3000 m². Setting: Close To Golf, Close To Schools, Urbanisation. Orientation: South-East, Sea-facing. Condition: Excellent, New Construction. Pool: Private. Climate Control: Air Conditioning (Hot & Cold), Central Heating, Underfloor Heating (including bathrooms). Views: Sea, Golf. Features: Covered Terraces, Fitted Wardrobes, Private Terraces, Gym, Games Room, Storage Room, Utility Room, En-suite Bathrooms, Marble Flooring, Jacuzzi pre-installation, Double Glazing, Staff Accommodation, Basement, Fiber Optic connectivity. Kitchen: Fully Fitted. Garden: Private. Security: Advanced Security System with Video Surveillance and Volumetric Detectors, Home Automation. Parking: Underground Garage with Capacity for 3+ cars, Covered, More Than One Space, Private. Category: Luxury, Brand New Development, Exclusive.

## Details

| | | | |
|---|---|---|---|
| Reference | R4217806 | Property Type | Villa |
| Status | Sale | Price | from 6,975,000 € |
| Bedrooms | 7 | Bathrooms | 9 |
| Build size | 921 m² | Plot Size | 3,000 m² |
| Terrace | 230 m² | Parking places | by request |

## Features

New development, Pool, Air conditioning, Heating, Sea views, Private garden, 24H Security, Parking, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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