

SOTOGRANDE

from 4,250,000 €

REFERENCE R4629565

An Icon of Eco-Luxury: Bespoke Contemporary Villa in La Reserva de Sotogrande

5	7	963 m²	2,960 m²	405 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an unparalleled opportunity to own a truly exceptional off-plan luxury ecological villa, meticulously designed for the discerning homeowner in the prestigious La Reserva de Sotogrande. Nestled within one of Southern Spain's most exclusive enclaves, this key-in-hand residence promises an extraordinary lifestyle, offering breathtaking panoramic views and the serene tranquility of its natural surroundings, while remaining just 10 kilometers from the pristine sandy beaches that define the Andalusian coastline.

This contemporary masterpiece represents the pinnacle of modern design blended with sustainable living, providing an exquisite canvas for your dream home. From the moment you approach, the villa's striking architecture and thoughtful integration into the landscape captivate, offering a harmonious balance between cutting-edge aesthetics and ecological responsibility. This is more than a home; it's a statement of sophistication and a commitment to environmental consciousness in the heart of Sotogrande.

The Grand Design: Seamless Indoor-Outdoor Living

Step inside this magnificent villa where the ground floor immediately impresses with a soaring double-height ceiling in the entrance and staircase hall, creating an immediate sense of grandeur and openness. This leads to a gracefully designed distributor, granting access to a highly practical laundry and pantry room, an elegant guest toilet, and a state-of-the-art wheelchair-friendly elevator, ensuring accessibility throughout all levels of the home.

Adjacent to the entrance, a versatile study room or additional bedroom offers a tranquil retreat, featuring captivating views of a serene pond or water feature, perfect for quiet contemplation or productive work. The heart of this home is undoubtedly the expansive open-plan kitchen, seamlessly integrated with the dining area. Crafted with the finest materials, including a fully installed kitchen from COVERLAM with elegant aluminum frame doors and top-tier household appliances from BOSCH or AEG, it's a chef's delight.

Innovative design allows the kitchen windows to effortlessly slide into the wall, blurring the lines between indoor and outdoor spaces and providing direct, easy access to the colossal terraces and the inviting pool area. The vast living and dining room serves as a central hub for relaxation and entertainment, featuring a dedicated TV area and a cozy chimney, perfect for cooler evenings. Generous, expansive windows flood the space with natural light and offer direct passage to the magnificent outdoor living areas, including a 53 square meter heated pool, extensive terraces, and a sophisticated chill-out zone complete with a bioethanol fire pit, ideal for al fresco gatherings under the Spanish sky.

Private Sanctuaries: Upper Level Luxuries

Ascend to the first floor, either by the elegant staircase or the convenient elevator, where a world of private luxury awaits. The opulent master bedroom is a true sanctuary, boasting a spacious dressing room, a luxurious en-suite bathroom, and its own private terrace, offering an exclusive outdoor retreat. On the opposite side of this floor, thoughtful conveniences enhance daily living, including another elevator stop, a dedicated storage room, and an ingenious laundry chute, eliminating the need to carry washing downstairs.

Furthermore, this level hosts four additional generously proportioned bedrooms, each featuring its own exquisite en-suite bathroom, guaranteeing privacy and comfort for family and guests alike. Three of these bathrooms also benefit from access to charming small terraces, perfect for enjoying a morning coffee or an evening breeze. Every bedroom and bathroom on this floor is designed with large windows, ensuring the entire contemporary villa is bathed in abundant natural light, enhancing its bright and airy ambiance.

The Subterranean Realm: Entertainment and Efficiency

From both the ground and first floors, residents can access the impressive basement via the elevator or staircase. This subterranean level is a testament to luxury and practicality, featuring a secure garage with space for up to four vehicles, accessed by a sophisticated car lift – a true mark of exclusive living. The basement also includes two expansive storage rooms,

an additional guest toilet, and a dedicated games or cinema room, providing the ultimate space for entertainment and leisure.

A discreet technical room, also accessible from the outside, houses the villa's advanced systems, ensuring seamless operation and maintenance.

Distinguished Specifications & Bespoke Craftsmanship

This off-plan villa offers the unique advantage of client customization. While example images for kitchens and bathrooms are provided, the final selection of finishes and details will be yours to choose, ensuring your home perfectly reflects your personal taste and style. Some of the exemplary specifications include:

- High-quality windows with Planistar glass 5+5/16/4+4, offering superior insulation and security.
- Advanced ecological systems: 24 voltaic panels and two 10kW batteries ensure energy independence, complemented by a dedicated car charger.
- Luxurious bathrooms feature COVERLAM wall plates of 1200x2700, defining elegance.
- Interior and exterior floors are crafted from premium GRESPANIA, available in sizes 600x600, 800x800, or 1200x1200, offering durability and aesthetic appeal.
- Fully installed kitchens from COVERLAM with elegant aluminum frame doors and high-end household appliances from BOSCH or AEG.
- A striking pivoting entrance door, ceiling high, makes a grand statement.
- Interior doors are 1 meter wide and ceiling high, enhancing the sense of space and luxury.
- A sophisticated car lift provides secure and convenient vehicle access.
- The outdoor chill-out area is enhanced by a bioethanol fire pit.
- Exceptional thermal performance is guaranteed with highly insulated floors, walls, and roof.
- Advanced Aerothermie systems provide efficient air conditioning and hot water.
- Switches, plugs, and dimmers from prestigious brands like JUNG or NIESSEN underscore the attention to detail.

As a key-in-hand construction company, Luxury Realty prides itself on designing and constructing any possibility you can envision. If our existing designs don't perfectly align with your vision, we are dedicated to crafting a totally new villa tailored precisely to your ideas and input. While we specialize in and prefer ecological building methods, we are adept at constructing properties ranging from traditional to the most advanced ecological constructions, always guided by your preferences. This off-plan opportunity in La Reserva de Sotogrande, Southern Spain, is your chance to create a personalized, sustainable, and luxurious home unlike any other.

Details

Reference	R4629565	Property Type	Villa
Status	Sale	Price	from 4,250,000 €
Bedrooms	5	Bathrooms	7
Build size	963 m²	Plot Size	2,960 m²
Terrace	405 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Heating, Mountain views, Private garden, Lift, Alarm system, 24H Security, Parking, Investment