

SOTOGRANDE ALTO

3,795,000 €

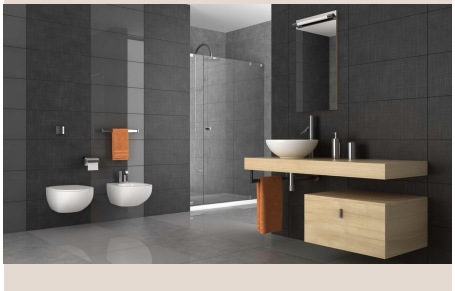
REFERENCE R4631638

Exclusive Off-Plan Ecological Villa: A Pinnacle of Luxury Living in Sotogrande Alto

4	5	670 m²	3,500 m²	232 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE

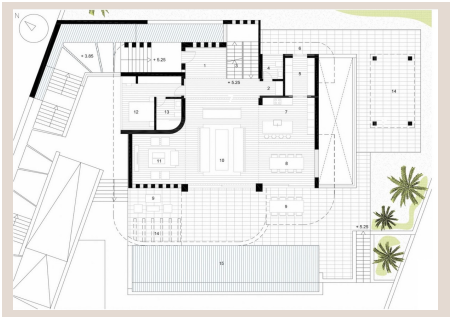












Description

Luxury Realty proudly presents an unparalleled opportunity to acquire a magnificent off-plan contemporary ecological villa, perfectly situated within the prestigious enclave of La Reserva de Sotogrande. Nestled in the sun-drenched south of Spain, this exceptional property promises not only a residence of exquisite design and unparalleled comfort but also breathtaking panoramic views that stretch across the verdant landscape, offering a serene and majestic backdrop to everyday life.

This bespoke villa is designed for the discerning individual who seeks an uncompromising blend of sophistication, modern living, and environmental consciousness. Crafted with meticulous attention to detail and a commitment to sustainable luxury, the property spans three thoughtfully planned floors, each designed to maximize space, light, and the stunning natural surroundings. This is not merely a house; it is a meticulously curated lifestyle experience awaiting its fortunate owner in one of Europe's most exclusive residential communities.

Architectural Splendour Across Three Levels of Refinement

The architectural vision for this villa embraces contemporary aesthetics, fluid spaces, and the integration of indoor and outdoor living. Each floor serves a distinct purpose, culminating in a harmonious and supremely functional home:

The Entertainment Oasis: Basement Level

The lower level of this opulent villa is conceived as a dedicated hub for entertainment, wellness, and practical necessities. It features a spacious, secure garage providing ample parking, alongside essential installations rooms and generous storage areas. A dedicated machinery room for the property's captivating waterfall feature ensures seamless operation, while a central distributor efficiently connects the various spaces. For leisure, residents will delight in a versatile living room, a sophisticated billiard room, and a state-of-the-art cinema room, promising countless hours of enjoyment. A private bedroom, bathed in natural light from a full-size window, complete with an elegant en-suite bathroom, offers perfect accommodation for guests or staff. A unique Zen patio provides a tranquil outdoor retreat, complemented by a dedicated pool installations room, ensuring the pristine condition of your private aquatic haven.

The Heart of the Home: Ground Floor Elegance

The ground floor represents the vibrant heart of the villa, meticulously designed for both grand entertaining and comfortable daily living. An inviting entrance hall with an intelligent distributor welcomes residents and guests, leading to a convenient guest toilet and a versatile pantry/laundry room. The fully fitted, open-plan kitchen is a masterpiece of modern design and functionality, seamlessly flowing into an elegant dining room and two distinct living areas – a formal lounge for sophisticated gatherings and a more relaxed living room for everyday comfort. This floor also hosts an additional en-suite bedroom, ideal for guests or as a private study. Outdoors, the property truly excels with a magnificent swimming pool inviting refreshing dips, a dedicated chill-out zone perfect for relaxation, a sophisticated BBQ area for al-fresco culinary delights, and exquisitely landscaped gardens that enhance the natural beauty of the surroundings. Expansive open terraces and a serene covered terrace provide myriad opportunities for outdoor living, dining, and soaking in the sublime views.

The Private Retreat: First Floor Sanctuary

Ascending to the first floor, one discovers a private sanctuary dedicated to rest, rejuvenation, and personal comfort. A well-designed distributor grants access to the lavish master bedroom suite, a true haven of luxury. This suite boasts a spacious dressing room, a private home spa for ultimate indulgence, a separate toilet, a luxurious shower, and direct access to a private terrace offering unparalleled panoramic vistas – the perfect spot for a morning coffee or an evening aperitif. An additional elegantly appointed en-suite bedroom on this level also features its own private terrace, ensuring secluded comfort and privacy for family members or esteemed guests.

Unrivalled Customisation and Sustainable Luxury

Understanding the desire for ultimate convenience and future-proofing, this villa offers a seamless integration of an elevator into its design at no additional cost to the client. This thoughtful addition will enhance accessibility across all three levels, slightly increasing the total constructed area by approximately 20.00 m², ensuring effortless movement and a heightened sense of luxury at every turn. Furthermore, as an off-plan property, the client holds the ultimate power of choice regarding the final aesthetic touches. While example images of bathrooms and kitchens showcase the exceptional quality achievable, the ultimate selection of finishes, colours, and styles will be entirely yours, ensuring your home is a true reflection of your personal taste and vision.

This villa is more than just a home; it represents a profound commitment to sustainable luxury and ecological living. Equipped with 20 state-of-the-art voltaic panels and two powerful 10kW lithium batteries, the property is engineered for significant energy independence, drastically reducing its environmental footprint and operational costs. An integrated electric car charger further underscores its eco-conscious ethos, providing convenience for a greener future. The advanced aerothermia system ensures efficient air conditioning and hot water supply, while underfloor heating throughout the entire villa guarantees year-round comfort with optimal energy usage, embodying the pinnacle of modern, eco-friendly design.

Exquisite Specifications and Bespoke Craftsmanship

Every element within this residence speaks of unparalleled quality, precision engineering, and meticulous attention to detail. The construction features highly insulated basement flooring and roofing utilizing premium JACKODUR or similar materials, alongside insulated cavity walls for superior thermal and acoustic performance, ensuring comfort and energy efficiency. Interior and exterior floor tiles from the renowned GRESPANIA brand, available in a choice of sophisticated colours and versatile sizes (600x600, 800x800, 1200x1200), allow for extensive aesthetic customization. Bathroom walls will be adorned with exquisite COVERLAM plates (2700x1200), offering a wide palette of colours to choose from, creating truly bespoke spaces. Sanitary ware from the esteemed ROCA brand, premium plugs, switches, and dimmers from NIESSEN, and a heated swimming pool further elevate the luxury experience.

The kitchen, a true chef's dream, will be fully fitted with elegant aluminum frame doors and premium COVERLAM surfaces, complemented by an impressive island measuring 3600x1600 with no visible joints, creating a seamless and striking focal point. High-end white goods from Bosch or AEG ensure optimal functionality and style. Architectural highlights include stunning ceiling-high windows with a sunken track, featuring advanced 5+5/chamber/6+6 glazing for superior insulation and an abundance of natural light. Interior doors are ceiling-high and 1-meter-wide, enhancing the sense of space and grandeur, while the magnificent ceiling-high pivot entrance door, measuring an impressive 1.50 meters wide, makes a truly unforgettable first impression. The integrated domotics system provides intelligent control over your living environment, offering ultimate convenience and modern sophistication.

As a dedicated 'Key-in-Hand' construction company, we pride ourselves on transforming your visions into tangible reality. Our expertise allows us to design and construct any possibility imaginable, offering a fully bespoke service from concept to completion. Should our existing portfolio not precisely match your dream, our experienced team is adept at crafting an entirely new, unique villa design tailored precisely to your ideas and input. While our preference lies in ecological building, our capabilities span from traditional construction to cutting-edge ecological designs, always aligned with your desires. This commitment ensures that your new home will be a true reflection of your individuality and taste.

This is more than a property; it is an unparalleled opportunity to craft your bespoke dream home in one of Spain's most exclusive and sought-after destinations, Sotogrande Alto. Experience the pinnacle of modern, sustainable luxury in La Reserva de Sotogrande. Contact Luxury Realty today to discover how you can begin the journey to owning this magnificent ecological villa.

Details

Reference	R4631638	Property Type	Villa
Status	Sale	Price	3,795,000 €
Bedrooms	4	Bathrooms	5

Build size	670 m²	Plot Size	3,500 m²
Terrace	232 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Mountain views, Private garden, Lift