

SOTOGRANDE ALTO

from 3,695,000 €

REFERENCE R4643614

An Exquisite Passive Luxury Villa with Partial Sea Views in Prestigious Sotogrande Alto

6	7	600 m²	3,300 m²	432 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an exceptional opportunity to acquire a brand-new, single-storey luxury villa, meticulously designed and soon to be constructed in the highly coveted enclave of Sotogrande Alto. This unparalleled residence is not merely a home; it's a testament to sustainable luxury and sophisticated living, offering discerning homeowners a sanctuary of peace, comfort, and breathtaking partial sea views across the majestic Mediterranean horizon.

The Prestigious Enclave of Sotogrande Alto, Southern Spain

Nestled within the verdant hills of Southern Spain's most exclusive private residential resort, Sotogrande Alto epitomizes a lifestyle of unparalleled privilege and tranquility. This distinguished address is renowned for its championship golf courses, world-class polo fields, and the bustling Sotogrande Marina with its array of exquisite boutiques, fine dining, and vibrant social scene. Residents here enjoy immediate access to pristine beaches, renowned international schools, and a natural environment of extraordinary beauty, all within easy reach of Marbella, Gibraltar, and Malaga airports. The villa's elevated position ensures a serene ambiance, coupled with the coveted partial sea views that truly define its allure, allowing you to bask in the glorious Andalusian sunshine and the gentle sea breeze from the comfort of your private domain. It’s a locale where natural beauty meets sophisticated living, offering both privacy and connectivity to an elite community.

An Icon of Sustainable Luxury and Contemporary Design

This exquisite villa embodies the cutting edge of ecological design, constructed as a 'passive house' to deliver superior energy efficiency and an unparalleled living experience. Spread across a single, thoughtfully planned floor, the residence offers seamless accessibility and a fluid architectural narrative, connecting each space with grace and purpose. From the moment you step into the grand entrance hall, complete with discreet wardrobe facilities, you are greeted by an overwhelming sense of light and space. The colossal living and dining room, a true centrepiece, is elegantly proportioned to cater for grand entertaining and intimate family gatherings alike. While maintaining an open, airy feel, it subtly delineates areas with bespoke kitchen integration, ensuring functionality without compromising the expansive vista. The seamless flow from indoors to outdoors is a hallmark of the design, inviting the serene Mediterranean landscape directly into your home and enhancing the connection with nature.

Exceptional Living Spaces and Masterful Craftsmanship

The private quarters of the villa have been conceived as indulgent retreats. Through a dedicated distributor, one arrives at the opulent master bedroom suite, a haven of tranquility featuring a lavish en-suite bathroom and an expansive dressing area, promising ultimate privacy and comfort. Adjacent to this, another generously sized bedroom also boasts its own en-suite bathroom, ideal for guests or family. The fully fitted, state-of-the-art kitchen is a culinary enthusiast's dream, equipped with an impressive array of high-end appliances. It opens directly onto a charming, walled courtyard, offering a private oasis complete with a stylish pergola terrace—perfect for alfresco dining, morning coffee, or simply unwinding in a secluded outdoor setting.

On the opposite wing of the villa, a meticulously planned layout provides additional versatile spaces. A central distributor leads to a convenient guest toilet, a vast multi-purpose garage offering ample space for several vehicles or even transforming into a bespoke hobby area, and a substantial storage room for optimum organization. Further into this section, a dedicated private wing unfolds, featuring four additional, exquisitely appointed bedrooms, each boasting its own luxurious en-suite bathroom. This thoughtful configuration ensures privacy and comfort for all residents and guests, making it ideal for larger families or those who frequently host visitors.

Beyond the interiors, the villa extends its luxury outdoors with an array of meticulously designed spaces for relaxation and entertainment. Several covered terraces offer shaded havens for moments of repose, while expansive pergola terraces provide delightful dappled light for enjoying the Mediterranean climate. A dedicated chill-out terrace offers the perfect spot for evening cocktails or quiet contemplation, all overlooking the inviting, heated swimming pool – a sublime amenity for year-round enjoyment. The beautifully landscaped open garden provides a serene backdrop, complemented by discreet outdoor storage solutions, maintaining the villa's pristine aesthetic.

Unrivalled Specifications and Sustainable Innovation

Every element of this passive villa has been selected for its superior quality, durability, and aesthetic appeal, reflecting the highest standards of luxury construction. Clients benefit from the unique opportunity to personalize finishes within a curated selection of premium materials, ensuring their home perfectly reflects their individual taste.

Key specifications include:

- **Flooring:** Exquisite interior and exterior floor tiles from leading brands like GRESPANIA or LIVING CERAMICS, ensuring seamless transitions and sophisticated aesthetics.

- **Bathrooms:** Walls adorned with large format plates (2700x1200) from COVERLAM or LIVING CERAMICS, creating a sleek, spa-like ambiance. Sanitary ware and fittings from world-renowned brands such as ROCA, DURAVIT, VILLEROY BOCH, GEBERIT, or HANSGROHE, guaranteeing both elegance and functionality. Electric underfloor heating in all bathrooms for ultimate comfort.

- **Climate Control:** Advanced Aerothermia system for efficient heating and air conditioning throughout the villa, complemented by hydraulic underfloor heating in the living room and bedrooms, providing consistent, gentle warmth.

- **Fenestration:** Ceiling-high windows from Reynaers or similar, featuring a sophisticated sunken track design and high-performance Planistar glass (5+5/chamber/4+4) for exceptional thermal and acoustic insulation, maximizing natural light and capturing views.

- **Doors:** A striking ceiling-high pivot entrance door, 1.50 meters wide, makes a grand statement, while all interior doors are also ceiling-high and 1 meter wide, enhancing the sense of space and luxury.

- **Kitchen:** A fully fitted kitchen with elegant aluminium frame doors, clad in COVERLAM (colour selectable by client), showcasing contemporary design and durability. The expansive island (3600x1400) with COVERLAM features almost invisible joints, creating a monolithic, sophisticated centerpiece. Top-of-the-line white goods from Bosch or AEG are integrated for a seamless culinary experience.

- **Outdoor Amenities:** A beautifully heated swimming pool for year-round enjoyment.

- **Ecological Footprint:** A significant investment in sustainability with 24 high-efficiency solar panels and two powerful lithium batteries (10kW each), ensuring substantial energy independence and reduced utility costs. An integrated car charger future-proofs the home for electric vehicle owners.

This ecological passive villa in Sotogrande Alto represents a rare convergence of luxury, sustainability, and prime location. It offers an unparalleled lifestyle for those seeking an exclusive, eco-conscious retreat with the finest modern comforts and captivating partial sea views. This is more than a home; it's a legacy.

Details

Reference	R4643614	Property Type	Villa
Status	Sale	Price	from 3,695,000 €

Bedrooms	6	Bathrooms	7
Build size	600 m²	Plot Size	3,300 m²
Terrace	432 m²	Parking places	by request

Features

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