+34 604 489 646
info@luxury-realty.com
luxury-realty.com



SOTOGRANDE ALTO

1,250,000 €

REFERENCE R4834600

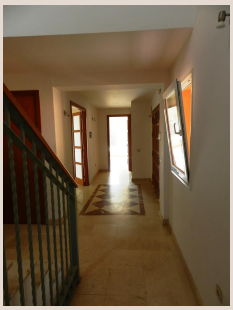
# Sotogrande Alto: A Grand Canvas for Bespoke Luxury in Southern Spain

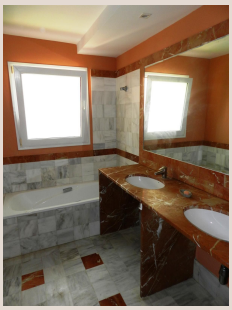
| 4 | 4 | 516 m² | 1,293 m² | 111 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Perched in the prestigious enclave of Sotogrande Alto, one of the most coveted addresses in Southern Spain, this magnificent villa offers an unparalleled opportunity to craft a truly bespoke luxury residence. Positioned with direct proximity to the renowned Almenara Golf Course, the property commands breathtaking open views that sweep across the verdant landscape, promising a serene and exclusive living experience. This spacious villa is not merely a home; it's a grand canvas awaiting a visionary transformation, ready to be reimagined into a contemporary masterpiece tailored to the highest standards of discerning taste.

## The Canvas: Grandeur and Potential Unleashed

Set upon an expansive 1,293m² plot, the property boasts an impressive approximate interior space of 490m², further complemented by generous terraces and covered porches. These substantial proportions provide an exceptional foundation, offering tremendous scope for comprehensive renovation and personalisation. The sheer scale of the estate allows for the creation of expansive living areas, luxurious private retreats, and sophisticated entertainment zones, ensuring that the redesigned villa will not only meet but exceed the expectations of modern luxury living. Envision transforming these substantial dimensions into a harmonious blend of architectural elegance and cutting-edge design, culminating in a residence that reflects individual style and sophistication.

Constructed across three meticulously planned levels, the villa stands testament to high construction standards, ensuring a robust and enduring structure. This solid architectural integrity provides an ideal starting point for a complete modernisation project, allowing for creative freedom in redesigning layouts, enhancing aesthetic appeal, and integrating smart home technologies. The intrinsic quality of the build guarantees that any investment in refurbishment will be laid upon a foundation of excellence, creating a dwelling that is both beautiful and structurally sound for generations to come.

## A Foundation for Bespoke Luxury: Interior Spaces

The existing layout of the villa features four well-appointed bedrooms, including a lavish principal suite designed as a private sanctuary, complete with an enviable walk-in dressing room. Each of the four bedrooms benefits from its own en-suite bathroom, ensuring ultimate privacy and comfort for residents and guests alike. An additional guest toilet further enhances the functionality of the home. These established private quarters provide a magnificent base for redesigning opulent sleeping arrangements, allowing for the integration of custom cabinetry, spa-like bathroom features, and advanced climate control systems.

The heart of the home is a generously proportioned 47m² living room, an inviting space warmed by an elegant open fireplace, perfect for intimate gatherings or grand entertaining. This magnificent salon seamlessly extends onto southwest-facing porches, which are bathed in abundant natural light throughout the day and offer enchanting views of the surrounding scenery. The layout also includes a separate, formal dining room, providing an ideal setting for sophisticated dinner parties. The fully equipped kitchen, featuring premium appliances and a dedicated breakfast area, presents an excellent opportunity to create a state-of-the-art culinary haven. Adjacent to the kitchen, a separate laundry room adds to the practicality and convenience of daily living, allowing for seamless household management within a luxurious environment.

## Uncompromised Comfort and Sophistication

This exquisite property is equipped with an array of premium features designed to enhance comfort and convenience. Hot and cold air conditioning systems ensure optimal indoor climate control throughout the year, regardless of the Mediterranean seasons. For unparalleled warmth and efficiency during cooler months, underfloor heating is installed throughout the villa, providing a luxurious warmth underfoot. The elegance of marble flooring graces many of the interior spaces, offering a timeless aesthetic and a cool, refined finish. Double-glazed windows not only contribute to energy efficiency but also ensure tranquility and insulation, allowing residents to enjoy peace and quiet within their private abode.

Further enhancing its modern amenities, the villa includes provisions for satellite television and a reliable telephone connection, ensuring continuous connectivity and entertainment options. For vehicles, an underground garage provides secure and discreet

parking space for two vehicles, offering convenience and protection from the elements. These thoughtful additions underscore the villa’s commitment to providing a luxurious and hassle-free lifestyle, laying the groundwork for a truly sophisticated home.

### Enchanting Outdoor Living and Landscaping Potential

The exterior areas of the villa are a testament to its potential as a magnificent private oasis. A sparkling swimming pool invites refreshing dips on warm summer days, while mature gardens provide a lush, verdant backdrop, offering natural beauty and a sense of established serenity. The extensive exterior space, strategically oriented towards the southwest, is an ideal setting for creating spectacular outdoor living areas. There is excellent scope for enhancement and landscaping, allowing for the design of bespoke garden features, serene water elements, elaborate alfresco dining areas, and sophisticated lounging zones. Imagine crafting a captivating outdoor sanctuary where every detail contributes to an immersive Mediterranean experience, from sun-drenched terraces perfect for morning coffee to shaded pergolas ideal for evening cocktails, all against the stunning backdrop of Sotogrande Alto.

### Sotogrande Alto: An Exclusive Mediterranean Lifestyle

Ideally situated just a five-minute drive from the vibrant Sotogrande Marina, this property is nestled within an exclusive enclave renowned for its world-class amenities and unparalleled lifestyle offerings. Sotogrande Alto is celebrated for its proximity to some of Europe's most prestigious golf courses, including Almenara, Valderrama, and Real Club de Golf Sotogrande, making it a golfer's paradise. Beyond golf, the area provides immediate access to high-end boutiques, gourmet dining experiences, and an array of leisure activities. The Sotogrande Marina itself is a hub for yachting enthusiasts, offering superb facilities and a bustling social scene.

Living in Sotogrande Alto offers much more than just a luxurious home; it provides a gateway to a distinctive Mediterranean lifestyle in the heart of Southern Spain. The region is synonymous with equestrian pursuits, world-class polo, and sailing, offering diverse opportunities for sport and recreation. Furthermore, the area boasts excellent international schools, making it an ideal location for families. Its strategic position offers easy access to the cultural richness of Andalusia, with picturesque white villages, historic cities, and pristine beaches just a short drive away. This property truly represents an opportunity to immerse oneself in a life of elegance, comfort, and active leisure within one of Spain's most sought-after destinations.

### A Rare Opportunity for Discerning Investors

This exceptional villa presents a rare and compelling opportunity for discerning investors and homeowners alike. The chance to refurbish and add significant value to a property of this calibre, in such a prime location, is seldom found. By undertaking a comprehensive modernisation, one can transform this substantial family home into a personalized haven, reflecting contemporary luxury and individual taste, while simultaneously securing a valuable asset in one of the most desirable residential areas of Southern Spain. This is more than an acquisition; it is an invitation to imprint personal style upon a grand estate and create an enduring legacy within the prestigious landscape of Sotogrande Alto. Secure your vision of luxury and experience the pinnacle of Mediterranean living.

## Details

| | | | |
|---|---|---|---|
| Reference | R4834600 | Property Type | Villa |
| Status | Sale | Price | 1,250,000 € |
| Bedrooms | 4 | Bathrooms | 4 |
| Build size | 516 m² | Plot Size | 1,293 m² |

| | | | |
|---|---|---|---|
| Terrace | 111 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, 24H Security, Parking, Investment, Resale

## Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella