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SAN ROQUE

from 13,000,000 €

REFERENCE R4848274

# Discover "The First Zero Consumption Villa": A Masterpiece of Sustainable Luxury in La Reserva, Sotogrande

| 9 | 9 | 1,810 m² | 4,506 m² | 990 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Luxury Realty presents a revolutionary residence: 'The First Zero Consumption Villa'. Priced at an exclusive €13,000,000, this magnificent property redefines luxury through groundbreaking sustainability. Spanning an impressive 1,810.00 m² of meticulously designed living space, this villa boasts 9 opulent bedrooms and 9 lavish bathrooms, offering expansive comfort and ultimate privacy.

More than just a home, this villa is a pioneering statement in environmental stewardship, engineered to be entirely self-sufficient. It flawlessly integrates state-of-the-art technology to produce all its own energy and water, offering a lifestyle of unparalleled independence and ecological harmony without compromising on sophistication.

## An Unrivaled Location in Southern Spain

Nestled within the ultra-exclusive enclave of La Reserva de Sotogrande, at the prestigious address of 15 La Reserva, this exceptional estate commands breathtaking panoramic views. Sotogrande, renowned for its elegance and discretion, is located in San Roque, a jewel of Southern Spain. This privileged position ensures privacy and seamless access to the region's finest amenities, from pristine beaches to vibrant cultural experiences, all under the glorious Andalusian sun.

## Pioneering Self-Sufficiency: Energy & Water Independence

At its core, this villa's pioneering spirit lies in complete self-sufficiency. It flawlessly produces all energy and water for operation through masterful integration of advanced systems: high-efficiency solar panels harness the abundant Spanish sun, complemented by a sophisticated geothermal system for silent, efficient heating and cooling. High-capacity battery storage ensures uninterrupted power, establishing true energy independence. Furthermore, an ingenious water management system includes a cutting-edge generator extracting potable water from air humidity, alongside comprehensive rainwater harvesting and advanced grey water recycling. This ensures optimal resource management and minimal environmental footprint, setting a new benchmark for sustainable luxury.

## Exquisite Sustainable Design & Architecture

Every architectural and design choice reflects a profound commitment to environmental consciousness without sacrificing luxury. Constructed with meticulously selected, eco-friendly materials of the highest quality, the residence exemplifies a fusion of aesthetics and sustainability. Integrated passive cooling and heating systems leverage natural elements for optimal indoor climates. The architectural lines are clean, contemporary, and harmonious with the natural surroundings, creating spaces both visually stunning and intrinsically sustainable.

## Luxurious Living Redefined

Beyond its ecological marvels, this villa is a sanctuary of opulent living. Indulge in the serene ambiance of your private spa, where relaxation becomes an art form. Immerse yourself in the tranquility of an indoor heated pool, offering year-round aquatic enjoyment. Maintain peak performance in a state-of-the-art gym, or escape into cinematic adventures in your dedicated, high-fidelity home theatre. A dedicated wellness area nurtures holistic well-being, while outside, a magnificent swimming pool with an exquisite water mirror effect provides a visually captivating oasis, seamlessly blending with the stunning natural backdrop.

## Exclusive La Reserva Amenities

Life at 15 La Reserva extends beyond the villa's walls. Residents are granted exclusive access to the unparalleled amenities of La Reserva de Sotogrande. This includes championship golf courses designed by legends, a private beach club offering

sophisticated seaside leisure, world-class equestrian facilities, and an array of gourmet dining establishments, ensuring every desire is catered for within this esteemed community.

### The Future of Conscious Indulgence

This villa is not merely a residence; it is a vision of the future, where groundbreaking innovation, ultimate comfort, and environmental stewardship converge. It offers a discerning individual the opportunity to embrace a truly unique lifestyle – one where unparalleled luxury and sustainable living are not mutually exclusive, but rather intrinsically linked. Experience the ultimate in conscious indulgence at this extraordinary property, a testament to design and technology working in harmony.

## Details

| | | | |
|---|---|---|---|
| Reference | R4848274 | Property Type | Villa |
| Status | Sale | Price | from 13,000,000 € |
| Bedrooms | 9 | Bathrooms | 9 |
| Build size | 1,810 m² | Plot Size | 4,506 m² |
| Terrace | 990 m² | Parking places | by request |

## Features

New development, Pool, Heating, Sea views, Private garden, Parking

## Personal advice

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

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