

ESTEPONA

from 2,200,000 €

REFERENCE R5419609

OTIUM PERNET: The Epitome of Sustainable Luxury on the Costa del Sol

4	326 m²	581 m²	109 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

Some properties are merely built and sold. Others transcend the conventional, offering an immersive lifestyle that must be experienced to be truly understood. Otium Pernet unequivocally belongs to this rare second category. Conceived by the visionary architect Álvaro de Luna, this isn't just a house; it's a living organism – an architectural marvel designed to breathe, respond, and protect. This brand-new, pioneering villa in Estepona, a gem nestled in the heart of southern Spain's famed Costa del Sol, boldly redefines what it means to live exceptionally well in the 21st century. Here, luxury extends beyond mere opulence, embracing intelligence, holistic health, and profound responsibility towards our planet and future generations.

Set upon a generous 581 m² rectangular plot, Otium Pernet boasts an unparalleled location bordering a sprawling 50,000 m² protected green zone. This enviable position ensures a completely tranquil and private setting, a serene oasis far removed from the bustle, yet effortlessly connected. This extraordinary residence is the culmination of a rigorous research and development process in construction and technology, a testament to collaborative innovation with leading university research centers and esteemed professionals across the fields of architecture, engineering, and sustainable materials.

A Masterpiece of Design and Intelligent Living

Spanning three meticulously designed floors, a versatile basement, and a discreet technical rooftop, Otium Pernet offers an expansive and adaptable living space, crafted to evolve seamlessly with every stage of life. The ground floor serves as the vibrant social heart of the home, featuring a luminous, open-plan living and dining area that flows effortlessly into the outdoors. A gourmet designer kitchen, equipped with state-of-the-art Siemens WiFi appliances, awaits culinary exploration, complemented by a convenient guest WC. Expansive covered and open terraces extend gracefully from these interiors, inviting residents to step directly into the meticulously landscaped private garden and the exquisite designer pool.

Ascending to the first floor reveals a sanctuary dedicated to repose: two principal suites, each a private haven complete with an en-suite bathroom and direct access to spacious covered and open terraces. These elevated vantage points offer breathtaking views of the surrounding natural beauty, providing an idyllic backdrop for morning coffee or evening relaxation. The basement, ingeniously designed to draw in an abundance of natural light through charming English-style patios, offers exceptional versatility. This lower level can transform into a bespoke leisure area – whether a home gym, a state-of-the-art cinema room, or a sophisticated billiards lounge. It also accommodates a dedicated study or library, an additional en-suite bedroom for guests, and a highly functional utility and plant room, ensuring every practical need is met with elegance.

Pioneering Technology & Uncompromising Sustainability

Otium Pernet proudly holds an Energy Efficiency Class A Certificate and NZEB classification (Nearly Zero Energy Building), representing the highest energy standards attainable in Spain. Yet, beyond these prestigious certifications, this is a home whose superior comfort and environmental integrity are profoundly felt from the very first moment of arrival. An advanced KNX next-generation smart home system provides intuitive, full remote control over lighting, zoned climate, irrigation, comprehensive security, and energy consumption, all effortlessly managed from any device, anywhere.

The villa ensures a perpetually healthy indoor environment with a double-flow controlled mechanical ventilation system, guaranteeing permanently renewed, filtered air, free of humidity, dust mites, pollen, viruses, and bacteria. Harnessing nature's power, integrated solar thermal and photovoltaic energy systems efficiently provide domestic hot water, heat the pool for year-round enjoyment, and even power an EV charging point. The pioneering seismic and hurricane-resistant construction system offers unparalleled structural integrity, being 70% stronger than conventional builds, while delivering an impressive 40% energy savings and up to a 65% reduction in CO■ emissions during residential use. The designer saltwater pool, featuring ecological water treatment, solar heating, and a thermal cover, promises an inviting aquatic oasis in all seasons. Terraces are enhanced with a misting system, creating a pleasant natural microclimate even during the warmest months. Inside and out, eco-friendly paints – free of heavy metals and toxic solvents, breathable, anti-mould, and fire-retardant – underscore the home's commitment to health. Sumum Elegant windows, featuring thermofibra and Argon gas-reinforced thermal glass, provide superior insulation and comfort. The sustainable garden thrives with native, aromatic, and insect-repellent low-maintenance planting, supported by automatic irrigation and an advanced water recovery system. Integrated smart security, including HD IP cameras

with IR CUT filter, an IP video intercom, and remote-controlled access, offers complete peace of mind. Two private parking spaces, secured by an automatic sliding gate and independent pedestrian access with video intercom, complete this technologically advanced sanctuary.

An Idyllic Southern Spanish Haven: Estepona

The strategic location of Otium Pernet places you at the very nexus of the Costa del Sol's most desirable destinations. Estepona, a charming coastal town celebrated for its authentic Andalusian character, pristine beaches, and vibrant marina, is just a mere 10-minute drive away. The glamorous allure of Marbella beckons in under 30 minutes, offering world-class dining, luxury boutiques, and vibrant nightlife. Málaga Airport, an international gateway, is a convenient 50-minute journey, ensuring seamless global connectivity. Furthermore, the historic Rock of Gibraltar is just down the road, presenting the fascinating possibility of crossing the Strait for an unforgettable day trip to Morocco. This strategic position on the Costa del Sol allows you to connect effortlessly to everything this magnificent region has to offer, while simultaneously providing a private, peaceful retreat from the world. Otium Pernet is more than a home; it is an investment in a future where luxury, health, and environmental consciousness converge beautifully in sunny southern Spain.

Details

Reference	R5419609	Property Type	Villa
Status	Sale	Price	from 2,200,000 €
Bedrooms	4	Bathrooms	by request
Build size	326 m²	Plot Size	581 m²
Terrace	109 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Private garden, Alarm system, Parking