

SOTOGRANDE

1,300,000 €

REFERENCE R5523730

Sotogrande's Premier Canvas: A Bespoke Luxury Villa Awaiting Your Vision

6	360 m²	590 m²	60 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

Nestled in the heart of Sotogrande, southern Spain's most exclusive and sought-after residential destination, this expansive villa presents an extraordinary opportunity for the discerning buyer. Its privileged location places it within effortless walking distance of the world-renowned La Reserva Golf Clubhouse and the exquisite private beach club, The Beach. This isn't merely a property; it's a blank canvas for creating a bespoke luxury residence, perfectly tailored to a sophisticated lifestyle amidst the unparalleled prestige and natural beauty that defines Sotogrande.

An Unrivalled Location in Southern Spain's Elite Enclave

Sotogrande, a name synonymous with understated elegance and world-class leisure, offers an exceptional quality of life. This distinguished private estate boasts a unique blend of lush landscapes, pristine beaches, and a vibrant, international community. Home to some of Europe's finest golf courses, including Valderrama and Real Club de Golf Sotogrande, as well as renowned polo fields and an exclusive marina, it attracts a clientele seeking privacy, security, and access to premium amenities. The villa's immediate proximity to La Reserva Golf Clubhouse ensures direct access to championship golf, while The Beach provides an idyllic retreat with its lagoon, fine dining, and water sports, offering an unparalleled leisure experience right on your doorstep. This strategic position guarantees not just convenience, but an immersive experience of Sotogrande's most celebrated offerings, enhancing both its lifestyle appeal and its long-term investment value.

Generous Proportions and Exceptional Renovation Potential

Constructed in 2006, this substantial property spans approximately 360 m² of built area, encompassing 330 m² of meticulously planned living space. It currently features six well-appointed bedrooms and five bathrooms, three of which are en-suite, providing ample accommodation for a large family or frequent guests. The inherent generosity of the layout ensures abundant room for both convivial family living and grand-scale entertaining. While the interiors, with their bright spaces and tiled flooring, offer a solid foundation, they truly present a remarkable opportunity for complete modernisation and transformation. Imagine reimagining these spaces with contemporary design, state-of-the-art technology, and luxurious finishes to craft a home that perfectly reflects individual tastes and embodies twenty-first-century sophistication. This is not just a renovation; it’s an invitation to sculpt a contemporary masterpiece from an already well-established structure.

Versatile Living Spaces and Dedicated Guest Accommodation

The main living area, accessed via an elegant entrance foyer, immediately conveys a sense of scale and potential. Its expansive nature offers excellent scope for redesign, perhaps envisioning an open-plan living and dining area, or dedicated zones for formal entertaining and relaxed family gatherings. Beyond the main house, one of the villa's most compelling attributes is its entirely separate guest accommodation. This self-contained unit offers unparalleled privacy and independence, featuring its own bedroom, bathroom, dedicated living area, and a private kitchen. This versatile space is ideal for visiting family, long-term guests, a live-in nanny, or even as a sophisticated home office or private gym, adding significant flexibility and value to the property.

Enchanting Outdoor Retreats and Premium Amenities

Step outside to discover a delightful 50 m² terrace, thoughtfully positioned to capture serene views of the surrounding lush greenery and the majestic mountain ranges that define the Andalusian landscape. This inviting outdoor area, complemented by a private garden, provides the perfect setting for alfresco dining, tranquil relaxation, or entertaining under the Mediterranean sun. The outdoor spaces are designed to maximise enjoyment of Sotogrande's enviable climate throughout the year, offering a seamless transition between indoor comfort and outdoor serenity. Further enhancing the living experience, the villa is equipped with essential modern comforts including air conditioning with hot and cold settings for year-round climate control, underfloor heating for ultimate comfort, and ample fitted wardrobes in each bedroom. A guest toilet adds convenience for visitors. Residents also benefit from the peace of mind provided by 24-hour security within the exclusive development, which also boasts access to

a communal swimming pool area, fostering a sense of community and providing additional leisure options.

A Lifestyle Investment in Southern Spain's Jewel

This villa represents far more than just a property; it is an exciting investment in a lifestyle defined by luxury, leisure, and exclusivity. Combining a truly privileged location in Sotogrande, generous proportions ripe for transformation, and significant renovation potential, it offers a unique opportunity to craft a refined, contemporary residence. Imagine waking up minutes from world-class golf, the pristine sands of The Beach, and the vibrant amenities of La Reserva. This is your chance to transform an established property into a personal sanctuary, perfectly positioned to embrace the unique blend of sophistication, privacy, and natural beauty that only Sotogrande, a true jewel of southern Spain, can offer. Discover the potential and envision your future in this exceptional home.

Details

Reference	R5523730	Property Type	Villa
Status	Sale	Price	1,300,000 €
Bedrooms	6	Bathrooms	by request
Build size	360 m²	Plot Size	590 m²
Terrace	60 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Alarm system, 24H Security