

SAN ROQUE

■■■■■ ■ San Roque

■■ 5 900 000 €

■■■■■■■■ R4848160

7	7	1 255 m²	2 212 m²	65 m²
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New Development: Prices from 5,900,000 € to 5,900,000 €. [Beds: 7 - 7] [Baths: 7 - 7] [Built size: 1,255.00 m2 - 1,255.00 m2] Introducing this development: A Super Modern Masterpiece in Altos de Valderrama, Sotogrande Welcome to the villa, an ultra-modern architectural marvel nestled in the prestigious Altos de Valderrama, Sotogrande. Neighboring the renowned Cartier's mansion, this exquisite property represents the pinnacle of luxury, blending unrivaled elegance with cutting-edge design. Unparalleled Location: Set within one of the most secure and privileged enclaves in Sotogrande, this place offers the perfect balance of privacy and exclusivity. The villa is surrounded by five of the region's top golf courses, with breathtaking views of the iconic Real Club Valderrama Golf course-a true golfer's paradise. The prestigious Sotogrande International School is just a short 5-minute drive away, making this location ideal for families. Expansive Living Space: Spanning an impressive 1,225 m² of meticulously crafted living space on a generous 2,212 m² plot, the villa showcases the perfect blend of luxury and innovation. Every inch of this stunning villa has been designed with sophistication and sustainability in mind. 7 Luxurious Bedrooms: Each of the seven bedrooms is a private sanctuary, complete with en-suite bathrooms, ensuring comfort and privacy for all residents. These rooms are filled with natural light and benefit from excellent ventilation, with all first-floor bedrooms offering panoramic views of the Real Club de Valderrama. Majestic Entrance. The entrance to this villa sets the tone for the entire home-a grand hall with a double-height ceiling that bathes the space in natural light, thanks to its southeast-facing orientation. This majestic space exemplifies the villa's commitment to elegance and attention to detail. Outdoor Oasis: The property features a 12-meter-long by 3-meter-wide outdoor pool, perfect for both relaxation and exercise. Adjacent to the pool is a walk-in water mirror, which enhances the villa's serene atmosphere by reflecting light and adding a touch of tranquility. Wellness and Relaxation: To promote a healthy and balanced lifestyle, this property includes a state-of-the- art wellness area, complete with a luxurious SPA, a fully equipped gym, and a soothing sauna. This dedicated space ensures that well-being is always at the forefront of your living experience. Circadian Lighting: The villa is equipped with an advanced circadian lighting system that automatically adjusts the tone of light throughout the day to match human needs, enhancing comfort and well-being. Seamless Integration with Nature: Nestled in a serene and natural environment, this villa offers the best of both worlds-complete immersion in nature without sacrificing the conveniences of cosmopolitan life. Year-Round Comfort The basement of this villa features a heated indoor swimming pool, illuminated by sophisticated LED lighting, providing a warm and inviting space for relaxation, no matter the season. Custom Elevator: For added convenience, the villa features a fully customized elevator that seamlessly connects the basement, ground floor, and first floor, ensuring easy access throughout the home. Security: Located in a highly exclusive urbanization, this place benefits from its own dedicated security service, offering peace of mind and ensuring the utmost safety for you and your family. The Villa is more than just a residence-it is a statement of modern luxury and refined ■living. ■Every ■detail ■of this ■home ■has ■been ■carefully ■crafted to ■offer ■an unparalleled ■lifestyle ■experience, where ■sophistication ■meets ■sustainability ■in one of ■the ■most ■sought-after ■locations ■in ■Sotogrande.

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