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ESTATE AGENTS

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240-02744P
Available

SOTOGRANDE

1,459,000€











FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Private Terrace
- Saltwater Swimming Pool
- Airconditioning
- Close To Schools
- Utility Room
- Inside Golf Resort
- Under Floor Heating
- Close To Golf
- Laundry Room
- Brand New
- Gated Community
- Security Service24h
- Garden View
- Guest Toilet
- Panoramic views
- Private Pool
- Private Parking
- Private Garden

Plot: 300 m²+ | Bedrooms: 4 (all en-suite) | Bathrooms: 4 | Floors: 2 | Built: 259.53 m² | Interior: 186.94 m² | Terrace: 63.82 m² | Private pool & garden | Status: Off-plan, completion 2028 | Developer: ACCIONA | BREEAM "Very Good" certification Some homes give you a garden. This one gives you a whole outdoor life. Set on a plot of over 300 m² at Las Villas, a collection of just 49 homes by ACCIONA in a protected natural area of La Reserva de Sotogrande, this new Garden Home sits next to La Cañada Golf Club with sea views in the distance. What is a Garden Home? One of 24 four-bedroom, two-storey homes designed around indoor-outdoor living, with integrated gardens, terraces, porches and a private pool. Spacious and relaxed, they strike a lovely balance between privacy and family life. What is this home like? It offers 259.53 m² built, including 186.94 m² of interior space and a 63.82 m² terrace, across two floors. The open-plan living and dining areas flow straight onto the terrace, garden and private pool, and all four bedrooms have their own en-suite bathroom, finished to a high standard. Who designed it? The architecture is by renowned studio Torras y Sierra, returning to the principles Sotogrande was founded on: simple forms, pure white façades, balanced proportions and a natural flow to the outdoors. Interiors are warm and timeless, with soft sand and off-white tones, natural stone and wood. The gardens, by landscape architect Verónica de Torres, use fragrant Mediterranean planting, with cypresses and palms that echo Sotogrande's famous avenues. How sustainable is it? Las Villas will be certified to BREEAM sustainable construction standards with a "Very Good" rating, covering everything from low-water landscaping to energy systems and building methods. Where is it located? In La Reserva, one of the quietest and most exclusive parts of Sotogrande, minutes from the golf courses, polo fields, marina and ...

Interior Size:	260m^2	**Rates:**	TBC
Exterior Size:	64m^2	**Service Charges:**	TBC
Plot Area:	310m^2	**Price per sqm:**	£4,996.58

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