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ESTATE AGENTS

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240-02757P
Available

SOTOGRANDE

1,516,000€











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

Bedrooms: 4 (all en-suite) | Bathrooms: 4 | Floors: 2 | Built: 260.33 m² | Interior: 182.87 m² | Terrace: 64.17 m² | Private pool & garden | Status: Off-plan, completion 2028 | Developer: ACCIONA | BREEAM "Very Good" certification Some new homes are built on the land. These are built into it. Las Villas is a collection of just 49 homes by ACCIONA, set in a protected natural area of La Reserva de Sotogrande, next to La Cañada Golf Club and with sea views in the distance. Every home has its own private garden and swimming pool. 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 260.33 m² built, including 182.87 m² of interior space and a 64.17 m² terrace, across two floors. The light-filled living areas open straight onto the terrace, garden and 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 Sotogrande International School....

Interior Size:	260m^2	**Rates:**	TBC
Exterior Size:	64m^2	**Service Charges:**	TBC
Plot Area:	313m^2	**Price per sqm:**	£5,191.78

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