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ESTATE AGENTS

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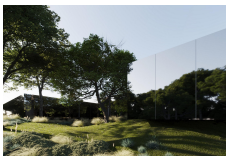
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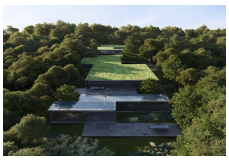
SOTOGRANDE

8,800,000€











FEATURES

- 8 Bedrooms
- 9 Bathrooms
- Mounta In Side
- Living Room
- Cinema Room
- Study Room
- Airconditioning
- Wine Cellar
- Surveillance Cameras
- Guest Apartment
- Fire Place
- In Door Pool
- Office Room
- Heated Pool
- Sauna
- Under Floor Heating
- Close To Golf
- Gym
- S P A
- Brand New
- Gated Community
- Security Service24h
- Garden View
- Pool View
- Private Pool
- Private Parking
- Private Garden

Sotogrande Luxury Villa The Perfect Balance of Elegance and Discretion Where is this villa, and what makes the setting special? This estate sits in Altos de Valderrama, within Sotogrande Alto, one of Europe's most prestigious residential developments. Surrounded by Mediterranean landscape and framed by majestic cork oaks, it offers the rare combination of architectural finesse and genuine natural beauty, all within a private, secure enclave. How is the property laid out? The estate unfolds across three distinct zones: a serene spa, the grand main residence, and a welcoming guest house. Patios and pathways connect each space, drawing the surrounding nature into everyday living rather than keeping it at arm's length. What are the key figures? Construction year: 2028 / Plot area: 4,047 m² / Built area: 1,742 m²/ Bedrooms: 8, each with unobstructed garden views, natural light and ventilation, a private study area, and an en-suite bathroom What wellness and leisure facilities are included? - Outdoor pool: 8.9m x 2.1m, set on the lower level above the guest house, integrated into the architecture for both recreation and quiet relaxation - Walk-in water mirror: A 71.82 m² water feature that leads to the outdoor pool, bringing light and freshness into the main house - Spa, gym, and sauna: A 132.40 m² wellness area with an adjoining outdoor pool, designed to support a genuinely healthy lifestyle - Heated swimming pool: Naturally lit via skylight, complementing the spa's sports amenities - Circadian lighting: Automatically adjusting tones throughout the home, tuned to the body's natural rhythm How secure and private is the estate? The villa benefits from its proximity to the urbanisation's security checkpoint, giving you peace of mind within one of Sotogrande's most exclusive enclaves, privacy and cosmopolitan convenience, side by side. Three Reasons Why BM Sotogrande Loves This Property ?? Nature isn't a backdrop here, it's part of ...

Interior Size:	1742m^2	**Rates:**	TBC
Exterior Size:	228m^2	**Service Charges:**	TBC
Plot Area:	4047m^2	**Price per sqm:**	£4,741.38

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