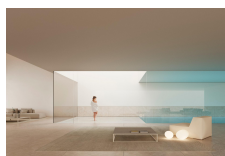




SOTOGRADE

13,000,000€



FEATURES

- 9 Bedrooms
- 9 Bathrooms
- Study Room
- Close To Shops
- Sea views
- Golfview
- In Door Pool
- Office Room
- Heated Pool
- Under Floor Heating
- Laundry Room
- Lift
- Garden View
- Panoramic views
- Mountain Side
- Cinema Room
- Amenities Near
- Airconditioning
- Wine Cellar
- Fully Fitted Kitchen
- Sauna
- Close To Golf
- Uncovered Terrace
- Basement
- Game Room
- Storage room
- Gym
- Open Plan Kitchen
- Brand New
- Guest Toilet
- Private Pool
- Private Parking
- Private Garden

What is Villa Noon, and where is it located? Villa Noon is the first zero-consumption villa in Sotogrande, an architectural masterpiece by Fran Silvestre Arquitectos, set within the prestigious Fifteen of La Reserva de Sotogrande. Here, luxury and sustainability aren't a trade-off; they're designed as the same. What makes it "zero consumption"? Villa Noon is 100% self-sufficient in both energy and water, a genuine benchmark for eco-conscious living in Sotogrande. A state-of-the-art geothermal system, solar panels, and advanced domotics work together to deliver a zero-energy lifestyle, without asking you to compromise on comfort or design. What are the key figures? Orientation: South/East / Construction year: 2028 / Plot area: 4,506 m² / Built area: 1,696 m² / Interior: 1,455 m² / Terrace: 575 m² / Bedrooms: 9 (8 + 1 staff) / Bathrooms: 9 en-suite, plus a wellness bathroom, two private, and an outdoor bathroom / Ceiling height: From 4.20m up to 5.90m / Interior parking: 4 cars How is the villa arranged? The main living area centres on a spacious open-plan kitchen, dining, and living room, opening seamlessly onto patios and terraces with breathtaking sea views. High ceilings, expansive windows, and considered architectural detail create a bright, airy atmosphere throughout, while two distinct living areas, connected by landscaped gardens and shared outdoor spaces, give you privacy exactly where you want it. What wellness and leisure facilities are included? The villa's wellness area brings together an indoor pool, sauna, gym, and Turkish bath. Outside, a striking swimming pool and water mirror sit within gardens designed for minimal water consumption, beauty and sustainability, working in tandem. What other amenities does the villa offer? Gym, spa, indoor and outdoor pools, elevator, wine cellar, chimney, study, and a private cinema — every detail considered, alongside top-tier security and the latest smart home...

Interior Size:	1696m ²	Rates:	TBC
Exterior Size:	575m ²	Service Charges:	TBC
Plot Area:	4506m ²	Price per sqm:	£6,554.07