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ESTATE AGENTS

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240-02892P
Available

# SOTOGRANDE

**13,950,000€**











## FEATURES

- 7 Bedrooms
- 8 Bathrooms
- Mounta In Side
- Study Room
- Wine Cellar
- Sea views
- Unfurnished
- Inside Golf Resort
- In Door Pool
- Close To Golf
- Gym
- S P A
- Double Glazing
- Fitted wardrobes
- Brand New
- Lift
- Garden View
- Pool View
- Guest Toilet
- Panoramic views
- Private Pool
- Private Parking
- Private Garden

Plot: 4,500 m² | Built: approx. 1,825 m² | Bedrooms: 7 suites | Levels: 2 | Orientation: South | Architect: ARK Architects | Status: Off-plan | Plot: €4,000,000 + 21% IVA | Construction: €9,950,000 + 10% IVA Some homes are placed on the land. Villa Dune is shaped by it. Set within The 15, the exclusive enclave at La Reserva de Sotogrande, this off-plan residence has been designed by ARK Architects, inspired by the natural contours of the landscape around it. The result is a home where contemporary architecture blends seamlessly into its setting, with a constant connection between inside and out. What makes this setting so special? On a south-facing 4,500 m² plot, the villa will enjoy panoramic views over La Reserva Golf Course, the Mediterranean and Gibraltar. Organic forms, landscaped courtyards and expansive glazing bring in natural light throughout, while still ensuring genuine privacy and an uninterrupted connection to nature. What will the villa include? Designed for both everyday living and serious entertaining, the villa offers approximately 1,825 m² of built space across two levels. It includes seven bedroom suites, generous reception rooms, a bespoke kitchen, a home office, a gym, a spa with indoor pool, a wine cellar, a four-car garage and a striking infinity pool looking out over the coastline. What finishes and technology are planned? Natural stone, timber and handcrafted finishes are combined with advanced home automation and energy-efficient systems, creating a home that is as refined as it is timeless. Every detail has been considered for comfort, wellbeing and longevity. How does the purchase work? Villa Dune is an off-plan project: you buy the plot and then contract the construction of the villa. The plot is priced at €4,000,000 plus 21% IVA, with 10% plus IVA payable on signing the reservation contract and the remaining 90% plus IVA on signing the public deed, within 30 days of reservation. Construction is priced at ...

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| **Interior Size:** | 1125m$^2$ | **Rates:** | TBC |
| **Exterior Size:** | N/A | **Service Charges:** | TBC |
| **Plot Area:** | 4501m$^2$ | **Price per sqm:** | £12,400.00 |
| **Furnishing:** | Unfurnished | | |

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