



Detached Villa for sale in Sotogrande, Sotogrande

5,150,000 €

Reference: R3944095 Bedrooms: 5 Plot Size: 2,536m² Build Size: 750m² Terrace: 300m²





Costa de la Luz, Sotogrande

Undoubtedly the best villa project available in the exclusive resort of Almenara Golf. Perfectly integrated into nature, the orientation of the plot gives complete privacy with panoramic sea and golf views.

its Spanish architect, FLOW81 received an award from Premios Andalucía Arquitectura for his harmonious and flowing designs. He is recognised in Andalucía for his exceptional flair when combining stunning architecture with the existing nature of the Mediterranean. Overseeing the development is an experienced Swiss project manager, to ensure the requirements of the customer are met.

The property offers unobstructed, panoramic sea and golf views from all terraces, pool, kitchen, living room and 3 of the 4 bedrooms, with complete privacy throughout. The established Mediterranean garden with its mature trees, can be adapted to the owners' requirements, taking into consideration their need for shady areas, without affecting the wonderful views.

Many months of planning went into the project, involving the architect, project manager, landscape gardener, interior designer, and various other important trades, with no compromise when considering design and functionality. Just an example of this carefully thought-out planning includes fantastic views from the main entrance door and the incorporation of smart glass. With one click, the owner can choose to make individual or all the windows in this entrance area opaque, optimising the light, shade and heat from the sun as required. Additional walls and curtains are therefore replaced with smart glass to take full advantage of the panoramic views.

The layout of the project as currently planned comprises on entrance level - a large living room, spacious bedroom en suite, gym, open and covered terraces, and infinity pool. On the first floor there are 3 further bedrooms all with en suite bathrooms, an additional living room, numerous private terraces, and a roof garden. The property benefits from underfloor heating through-out, domotic system, elevator, solar power etc. Any additional requirements can be organised for you (subject to permission).

Certain materials and even the layout of the villa can be of your choosing, for example, would you prefer Italian Carrara marble flooring or solid wood? an open plan or separate kitchen? a great gym, 5th bedroom or an office? Underground parking or extra entertaining space? Some clients are happy for the property just to be finished as per the architect's design, others may prefer to have some input and choice regarding the use of rooms and the important finishing touches. We are open to both!

Project details as follows;

Plot size: 2.536m²

Living area: 450m²

Open and covered terraces (including pool): 300m²

Building permit: already available

Construction time: 18 months (everything is already perfectly prepared)

Options;



You prefer to build this home with another/your own construction company? You can purchase this plot with project and building license for €1,200,000 or, if you prefer, you can purchase the SL that owns the plot and project, Sotogrande Newco SL, for the same price.



Features:

Features

Covered Terrace
Lift
Private Terrace
Storage Room
Ensuite Bathroom
Fitted Wardrobes
Gym
Games Room
Guest Apartment
Utility Room
Wood Flooring
Jacuzzi
Domotics
Basement
Fiber Optic

Views

Sea
Mountain
Panoramic
Pool
Golf

Pool

Heated
Private

Parking

Private
More Than One

Orientation

East

Setting

Close To Golf
Close To Sea
Close To Schools

Garden

Private

Utilities

Solar water heating

Climate Control

Air Conditioning
Fireplace
Central Heating
U/F Heating

Condition

New Construction

Security

24 Hour Security
Alarm System
Electric Blinds
Entry Phone

Category

Luxury
New Development