Costas & Casas
Marbella Real Estate

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## New first-class design villa for sale with impressive sea views in a gated and secured environment in Sotogrande, Costa del Sol

Costa del Sol (other)

House | Plot 4447 m² | Built 1955 m² | Terrace 528 m² | 7 | 8 | Ref. 201111 | 12.500.000 €

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# State-of-the-art newly built villa with groundbreaking design available in Sotogrande Alto, Costa del Sol

## HIGHLIGHTS

- Located within an exclusive gated estate with 24/7 security
- An architectural masterpiece with a sleek design
- Cutting-edge and environmentally responsible construction techniques
- Expansive panoramic views over the golf course and the Mediterranean Sea
- 7 bedrooms, 8+1 bathrooms
- Indoor and outdoor swimming pools, sauna, home cinema and more

## LOCATION

Situated in an **exclusive, secure residential enclave of villas of comparable high standard**, where 24/7 surveillance guarantees absolute privacy and tranquillity.
This region enjoys worldwide acclaim among golf enthusiasts thanks to its proximity to iconic courses such as La Reserva, Real Club Sotogrande and the prestigious Valderrama.
Sotogrande also offers a wide range of sports and recreational facilities, including renowned polo clubs, high-end tennis complexes, a stylish marina and numerous water sports activities.
Within just ten minutes, the beautiful sandy beaches and the vibrant marina can be reached, where exclusive boutiques, top-class restaurants and charming bars create an elegant atmosphere.
For families, the location is particularly appealing due to the presence of the internationally highly regarded Sotogrande International School.
Accessibility is excellent, with Gibraltar Airport approximately 30 minutes away and Málaga Airport less than one hour by car.

## THE VILLA

### In figures:

Plot: 4,447 m²
Total built area: 2,300 m²
Interior built area: 1,955 m²
Covered terraces: 170 m²
Open terraces: 358 m²
Bedrooms: 7
Bathrooms: 8
Guest toilet
Staff apartment: 68 m²
2 levels + rooftop terrace

### General:

**Spacious plot of nearly 4,500 m², positioned on elevated ground.**
The **Mediterranean landscaped gardens** cascade down the hillside in terraces, forming a **harmonious unity with the sleek architecture**.
**South-facing.**
Sleekly designed water features flow serenely throughout the design.
**An architecturally designed infinity pool framed by generous lounge areas.**
The expansive open and covered terraces provide ideal settings for stylish relaxation and dining arrangements.
The carefully integrated green roof includes a pleasant lounge area, ideal for relaxing in silence while enjoying the views.
**Unrivalled panoramic views over the golf courses and coastline, extending to Gibraltar, Africa and the stunning Mediterranean Sea.**

## Description:

**Detached villa featuring ultra-modernist architecture that combines serene minimalism with prestigious design accents.**
Designed for **maximum energy efficiency and long-term sustainability.**
Neutral tones enhance the sense of calm and create a bright, spacious ambience.
**Fully retractable glass walls and generous patios** not only provide an elegant appearance but also create a continuous dialogue between the interior and the surrounding landscape.
**Multiple living areas and TV lounges.**
The open-plan kitchen with central island exudes timeless elegance and combines refined design with comfort and high-quality finishes.
**A total of 7 bedrooms, 8 bathrooms and a guest toilet.**
**Fully equipped gym** with adjoining massage room.
Formal home office.
**A luxurious indoor wellness area featuring an indoor swimming pool, relaxing sauna, Turkish steam bath, jacuzzi, loungers and a private bathroom.**
**Staff accommodation** consisting of a bedroom, bathroom and an independent living area with its own kitchen.
Custom-designed wine cellar.
Laundry room.
Storage rooms (multiple).
Technical rooms (multiple).
Internal garage for 4 cars.

Additional features
Private lift
Modern fireplace (more than one)
Double glazing
Glass balustrades surrounding the terraces
Bespoke carpentry
LED lighting indoors and outdoors
Advanced home automation system
SONOS sound system
Alarm system with CCTV cameras
And more…

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