



**New off-plan avant-garde design villa for sale in a private golf setting in Sotogrande, Costa del Sol**

Costa del Sol (other)

🏠 House 📏 Plot 2275 m<sup>2</sup> 🏠 Built 371 m<sup>2</sup> 📄 - 🚗 4 🚗 4 # Ref. 202444

🏠 3.800.000 €

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## State-of-the-art new-build villa with sea views for sale in Sotogrande, Costa del Sol

### HIGHLIGHTS

- Sophisticated off-plan villa
- Breathtaking golf and sea views
- Open-plan layout with inviting terraces
- Space, light, absolute luxury and comfort
- Fully customisable

### LOCATION

Exclusively located in a privileged, green enclave of Sotogrande.

Just a short drive away you will find the stylish Sotogrande Marina, exclusive beach clubs and the area's unspoilt beaches.

For sports enthusiasts, this is a true paradise with world-famous golf courses (such as Valderrama and La Reserva) and renowned polo fields just moments away.

All daily amenities and top international schools are within easy driving distance.

### THE VILLA

#### In figures:

Plot size: 2,275 m<sup>2</sup>

Built area: 371 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 4

Guest toilet

3 levels

#### General:

##### **Spacious plot set in an elevated position.**

Beautifully landscaped exterior with tropical planting and lawn.

Built-in private swimming pool with adjoining sun terrace.

**Multiple terraces** offer various seating areas and an **outdoor kitchen**, perfect for relaxing and enjoying the panoramic views.

**Magnificent views over prestigious golf courses and the Mediterranean Sea.**

## Description:

### **Advanced off-plan new-build villa with an innovative concept.**

Carefully designed using sophisticated technologies.

### **Refined and modern interior design.**

Thanks to **floor-to-ceiling sliding windows**, the interior flows seamlessly onto the expansive terraces and spectacular infinity pool.

### **Comfortable open-plan layout filled with natural light.**

Open-plan living area with a cosy TV lounge.

Practical kitchen with high-quality appliances, breakfast bar and dining table.

### **4 bedrooms, 4 bathrooms and a separate guest toilet.**

The lower level offers two rooms with the option to create a fitness and relaxation area.

Storage room.

Technical room.

2 underground parking spaces with charging point for electric vehicles.

Additional features:

### **Private lift serving all floors.**

Daikin air conditioning for cooling and heating.

### **Underfloor heating.**

Aerothermal system for hot water.

Glass balustrades around the terraces.

Double glazing.

Built-in wardrobes.

High-quality flooring.

Home automation system.

LED lighting indoors and outdoors.

Automated irrigation system.

Pre-installation for alarm system.

Expected completion: Within 24 months (with the possibility to personalise finishes).

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