



New high-end design villa for sale in a permanently guarded community in Sotogrande, Costa del Sol

Costa del Sol (other)

🏠 House 📏 Plot 2000 m² 🏠 Built 267 m² 🏠 Terrace 165 m² 🛏 4 🚿 4 # Ref. 202500

🏠 3.000.000 €

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Modernist off-plan luxury villa for sale in Sotogrande Alto, Costa del Sol

HIGHLIGHTS

- Advanced off-plan new-build villa
- Located within a prestigious estate with 24/7 security
- Comfortable, open-plan layout
- Large garden with private swimming pool
- South-facing

THE LOCATION

Situated in an **exclusive, secure residential area** where luxury and discretion are paramount. Permanent security ensures maximum privacy and peace of mind. The region is internationally renowned as a golfer's paradise, with world-class courses such as La Reserva, Real Club Sotogrande and Valderrama just minutes away. Sotogrande also offers an extensive range of sports and leisure activities, including polo, tennis, sailing and various water sports. Within ten minutes, you can reach the expansive beaches and the charming marina, featuring high-end boutiques, gourmet restaurants and stylish bars. For families, the location is particularly attractive thanks to its proximity to the highly regarded Sotogrande International School. Accessibility is excellent, with Gibraltar Airport approximately 30 minutes away and Málaga Airport less than an hour's drive.

THE VILLA

Key figures:

Plot: 2,000 m²
Built area: 267 m²
Living area: 213 m²
Covered terraces: 98 m²
Open terraces: 67 m²
Bedrooms: 4
Bathrooms: 4
Guest toilet

General:

Set on a generous 2,000 m² plot.

Beautifully landscaped exterior with fruit trees, lawn and a **built-in infinity pool**.

A combination of sunny and covered terraces allows full enjoyment of the Mediterranean lifestyle.

Spacious rooftop terrace with **built-in jacuzzi**, outdoor kitchen with al fresco dining and various chill-out areas.

Sunken lounge surrounding an atmospheric fire pit and a solarium offering additional space for comfortable lounge areas.

South-facing.

Panoramic views over the picturesque surrounding landscapes.

Description:

Stylish, modern off-plan new-build villa with a luxurious finish.

Thoughtfully designed using high-quality materials and meticulous attention to detail.

Thanks to **floor-to-ceiling sliding windows** with recessed profiles, the villa enjoys abundant natural light and a seamless connection between indoor and outdoor living spaces.

Open-plan interior with flowing spaces throughout.

High-quality open kitchen fitted with Siemens appliances and a central breakfast island.

Adjacent utility/laundry room.

Four bedrooms, four bathrooms and a separate guest toilet.

Carport for two cars.

Additional features:

Air conditioning for cooling and heating

Underfloor heating

Aerothermal system for hot water

Custom-made built-in wardrobes

Porcelain tile flooring 90x90 or 120x60

Double glazing

Glass balustrades around the terraces

LED lighting

Home automation system

Video intercom

Extras (at additional cost):

Heated swimming pool with cover to maintain water temperature

Photovoltaic panels to convert solar energy into electricity

Sauna, steam room and other wellness facilities

Construction is scheduled to be completed within 24 months.

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