



**Property type :** Detached Villa

**Location :** Sotogrande

**Bedrooms :** 6

**Bathrooms :** 8

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** 2 underground parkings

**House area :** 1906 m<sup>2</sup>

**Plot area :** 2451 m<sup>2</sup>

- |                   |                   |                    |
|-------------------|-------------------|--------------------|
| ✓ Heated pool     | ✓ Close to golf   | ✓ Close to sea     |
| ✓ Gymnasium       | ✓ Guest house     | ✓ Fitted wardrobes |
| ✓ Domotics        | ✓ Storage room    | ✓ Fireplace        |
| ✓ Alarm system    | ✓ Central heating | ✓ Solar energy     |
| ✓ Sauna           | ✓ Basement        | ✓ Lift             |
| ✓ Utility room    | ✓ Terrace         | ✓ Furnished        |
| ✓ Airconditioning |                   |                    |



This exceptional luxury home in La Reserva de Sotogrande blends modern architecture with sustainability, offering unparalleled comfort in a first-line golf course location with views of both the greens and the Mediterranean Sea. Its modernist design features clean lines, expansive terraces, and a tiered structure that maximizes natural light and stunning vistas.

The property spans 1,906 m<sup>2</sup> of built area on a 2,451 m<sup>2</sup> plot, with 1,047 m<sup>2</sup> dedicated to interior spaces. The first floor comprises a day area of 196 m<sup>2</sup>, including a hall, living room, dining room, a preparation kitchen, and a show kitchen. It also features a covered terrace (144 m<sup>2</sup>) and uncovered outdoor spaces (141 m<sup>2</sup>). The night area on the ground floor (172 m<sup>2</sup>) includes the master bedroom and three additional bedrooms, all with en-suite bathrooms. This floor also provides a garage and more outdoor terraces (225 m<sup>2</sup>). The basement adds a social area, library, cinema, gym, and wellness zone with a sauna and heated indoor pool.

The property features five luxurious bedrooms, including two master suites, and eight bathrooms. The outdoor amenities include a large infinity pool with a beach area and outdoor dining and living spaces perfect for entertaining. There is a private cinema, a dedicated library, and extensive outdoor terraces totaling over 850 m<sup>2</sup>. The home also includes a spacious garage, car access, and multiple covered and uncovered terraces, offering the best of indoor-outdoor living.

Sustainability is key, with a low-enthalpy geothermal system providing heating, cooling, and domestic hot water. The photovoltaic system generates renewable energy, and a battery storage system ensures energy efficiency. The property is self-sufficient, with geothermal and solar energy systems supporting the villa year-round. Additional features include underfloor heating, advanced air conditioning, and a fully customized elevator that integrates seamlessly into the home's design.

Built with first-class materials, the home is insulated with a SATE system for thermal efficiency and has mechanical ventilation with heat recovery. Plumbing and drainage systems are soundproofed and fire-resistant, guaranteeing the highest quality in comfort and safety.

This stunning home epitomizes the ultimate in sustainable luxury, offering modern design, expansive living spaces, state-of-the-art technology, and eco-friendly features in a prestigious location.

