

ALL IN

real estates



House in San Roque

Bedrooms **5**

Bathrooms **5**

Built **680m2**

Plot **2872m2**

R4949695

House

San Roque

4.000.000€

New Development: Prices from €4,000,000 to €4,000,000. [Bedrooms: 5] [Bathrooms: 5] [Built size: 3552m2]. Cutting-Edge Design and Luxury in Sotogrande Alto This development is an architectural masterpiece that seamlessly blends innovation, sustainability, and exclusivity in the heart of Sotogrande Alto. Designed by the award-winning architect Ignacio Merino (Flow 81), this property has received multiple national and international awards for its floating design and harmonious integration with nature. Built over two levels, the villa offers a modern layout with open spaces and panoramic views of the Mediterranean Sea and Almenara Golf Course. On the ground floor, you are welcomed by a double-height entrance hall, surrounded by floor-to-ceiling windows that fill the space with natural light. From here, you access the spacious open-plan living and dining area, which seamlessly connects to the modern kitchen, fully equipped with high-end appliances. This space extends directly onto the stunning floating terrace, measuring 11 meters wide and rising 9 meters above the pine forest, with bamboo flooring and direct access to the infinity pool, offering breathtaking views of the sea and golf course. On this floor, there is also an independent laundry room with a washing machine and dryer, featuring direct access to the garden, as well as a guest toilet. The upper floor houses four bedrooms, each with its own en-suite bathroom, designed for ultimate privacy and comfort. There is also a shared living area with access to a large open terrace, providing panoramic views. From the garden, there is access to a separate bedroom with an

en-suite bathroom, ideal for staff or guest accommodation. Beneath the main terrace, there is a versatile space that can be used as a gym or entertainment area. The villa's landscaping has been designed in collaboration with the University of Málaga, incorporating low-maintenance, water-efficient native plants. The illuminated garden features terracotta pathways and wooden beam steps that surround the property, creating a serene and natural environment. This villa has an Energy Efficiency Rating of C and is equipped with a Daikin arothermal system for heating and hot water. The home features underfloor heating throughout, with electric heating in the bathrooms. A pre-installed home automation system allows for basic automation, while the air conditioning is controlled via Airzone. Additional features include a security alarm system, aluminum carpentry with double glazing and thermal break insulation, internet connection, and a telephone line. The property is sold fully furnished and decorated by the prestigious interior design firm Charo Hallin. It also includes parking for two cars, with the possibility to expand to three. Located in one of Spain's most exclusive areas, this development is conveniently close to essential services and top-tier leisure facilities. Just minutes away is the SO Sotogrande Hotel, offering a world-class spa and gourmet restaurants, as well as the Sotogrande International School. Additionally, the villa is near La Reserva Club, featuring an exclusive Beach Club, tennis courts, and an exceptional golf course, along with the prestigious Almenara Golf and the legendary Valderrama Golf, home of the Ryder Cup. This villa is a luxury residence where cutting-edge design, sustainability, and comfort merge to offer an exclusive lifestyle in Sotogrande Alto. For more information or to schedule a private viewing, contact us.

Basement
Double Glazing
Gym
Utility Room

Basement
Ensuite Bathroom
Private Terrace
WiFi

Covered Terrace
Guest Apartment
Solarium