



# Semi-Detached House for sale in Sotogrande, Sotogrande

1,336,000 €

Reference: SP1401 Bedrooms: 4 Bathrooms: 4 Plot Size: 291m<sup>2</sup> Build Size: 268m<sup>2</sup> Terrace: 63m<sup>2</sup>





## Costa de la Luz, Sotogrande

### New Build Luxury Villas in Sotogrande Alto with Private Garden and Pool

#### Exclusive Residential Living in Sotogrande Alto

This elegant new build residential development is located in the prestigious area of Sotogrande Alto, one of the most exclusive residential enclaves in southern Spain. The project consists of 49 unifamiliar homes with 3 and 4 bedrooms, all set within a private gated community with security control. Surrounded by mature vegetation and directly next to La Cañada Golf Club, the development has been conceived as a garden with houses, where nature, architecture and outdoor spaces are perfectly integrated. Distant sea views and a tranquil natural environment define this unique setting.

#### Three Distinct Home Typologies

The development offers three carefully designed housing types, all distributed over two floors and including two private parking spaces per home.

The Patio Houses are contemporary townhouses arranged around a private patio with garden, swimming pool and pergola area. These homes feature three ensuite bedrooms on the upper floor, while the ground floor includes a spacious living dining area, open kitchen, guest toilet and laundry room, all connected seamlessly to the outdoor patio.

The Garden Houses are semi detached villas with a timeless architectural style that adapts naturally to the terrain. Each home offers a private plot with garden, swimming pool and large pergola. They include four ensuite bedrooms, one on the ground floor, as well as an open terrace on the upper level with open views over the golf course.

The Detached Villas are limited to just six exclusive units, located on larger plots in the southern part of the development. They share the same layout and features as the garden houses, offering enhanced privacy and generous outdoor spaces.

#### High End Specifications and Sustainable Design

All homes are built to the highest standards of quality and comfort. Features include underfloor heating and climate control powered by aerothermal energy, fully fitted and equipped kitchens, advanced home automation systems and intelligent Airzone climate control. Photovoltaic panels are installed for self consumption, enhancing energy efficiency and sustainability.

#### Prime Location Close to Golf, Beach and Marina

Sotogrande is internationally renowned for its lifestyle, golf courses and marina. The development is located approximately 4 km from the beach and 7 km from Sotogrande Marina, home to restaurants, boutiques and leisure venues such as Trocadero Sotogrande. Several world class golf courses are nearby, including La Cañada Golf Club, Real Club Valderrama and La Reserva Club.

#### Key Distances

Sotogrande Marina is 7 km away. Beaches are approximately 4 km. Gibraltar Airport is around 25 km and Malaga Airport is approximately 105 km. Marbella is about 55 km via the A 7 motorway.

#### Discover Your New Home in Sotogrande

This exclusive new build development offers luxury, privacy and a privileged natural setting in one of the most sought



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after areas of the Costa del Sol. Contact us today to receive more information or arrange a private viewing of these exceptional villas in Sotogrande.

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## Features:

### Features

Private pool  
garden  
Parking - Space  
Near Trees  
Near Commercial Center  
Near Golf / Golf Resort Property  
Near bus route  
Double Bedrooms: 4  
pool  
Heating: Yes  
Gated  
heating  
Near Schools  
Laundry Room  
golf  
Beach  
parking  
Beach: 4000 Meters  
Location: Coastal, Urbanisation  
Number of Parking Spaces: 2  
Terrace: 63 Msq.  
Useable Build Space: 206 Msq.

### Energy Rating

B

### CO2 Emission Rating

B