



# Semi-Vrijstaande Villa te koop in Sotogrande, Sotogrande

954.000 - 2.340.000

€

Referentie: R5315803 Slaapkamers: 3 - 4 Badkamers: 3 - 4 Plotgrootte: 81m<sup>2</sup> - 913m<sup>2</sup> Perceelgrootte: 209m<sup>2</sup> - 249m<sup>2</sup>  
Terras: 31m<sup>2</sup> - 66m<sup>2</sup>





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## Costa de la Luz, Sotogrande

Located within the exclusive La Reserva de Sotogrande, this exceptional development is set in an enclave renowned for its security, tranquility, and refined lifestyle. The surroundings offer a unique combination of prestigious sports, social, and educational facilities, creating an ideal setting for sophisticated living.

The project is positioned alongside La Cañada Golf Club and just minutes from Real Club Valderrama, Sotogrande Marina, and the local equestrian club, offering residents the opportunity to enjoy outdoor pursuits year-round. Sotogrande benefits from more than 300 days of sunshine annually, making it an ideal destination for both holiday escapes and permanent residence. Within La Reserva is also the prestigious Sotogrande International School, recognized as one of the country's leading international schools.

The development comprises 49 homes, each with a private swimming pool and garden, distributed across three distinct typologies:

- 19 Patio Homes (3-bedroom townhouses)
- 24 Garden Homes (4-bedroom semi-detached houses)
- 6 Individual Villas (4-bedroom detached villas)

Designed to offer generous living spaces and seamless indoor-outdoor flow, the homes feature:

- Built area: 242 - 318 m<sup>2</sup>
- Interior floor space: 242 - 317 m<sup>2</sup>
- Terraces: 33 - 69 m<sup>2</sup>
- Private gardens: 82 - 1,000 m<sup>2</sup>

Construction is currently underway, with completion scheduled for March 2028.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
24-uurs receptie  
Inbouwkasten  
Bijkeuken  
Domotics  
Kinderopvang  
Optische vezel

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns golf  
Dichtbij bos

### Meubilering

Ongemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Deurbel met intercom  
Kluis

### Categorie

Investering  
Golf  
Luxe  
Off Plan  
Met Bouwvergunning  
Modern  
Nieuwbouw

### Klimaatbeheersing

Vooraf geïnstalleerde A/C  
Koude A/C  
Warme A/C  
Open haard  
Centrale verwarming  
Vloerverwarming

### Huidige Staat

Uitstekende conditie  
Nieuwbouw

### Keuken

Volledig ingerichte keuken  
Kitchen-Lounge

### Parkeergelegenheid

private Parking  
parkeren op straat  
More Than One

### Uitzicht

Weids  
Country Bekeken  
Garden Views  
Pool Bekeken  
Golf Bekeken  
Forest Bekeken

### Zwembad

private Pool

### Tuin

private Garden  
aangelegde tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Fotovoltaïsche zonnepanelen  
Zonne-energie water verwarming