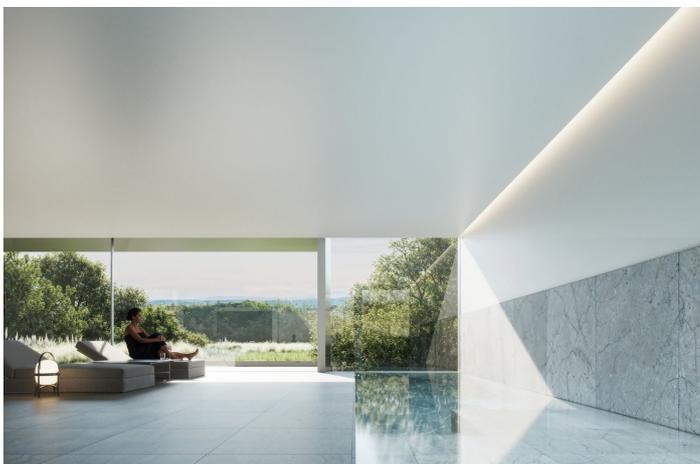
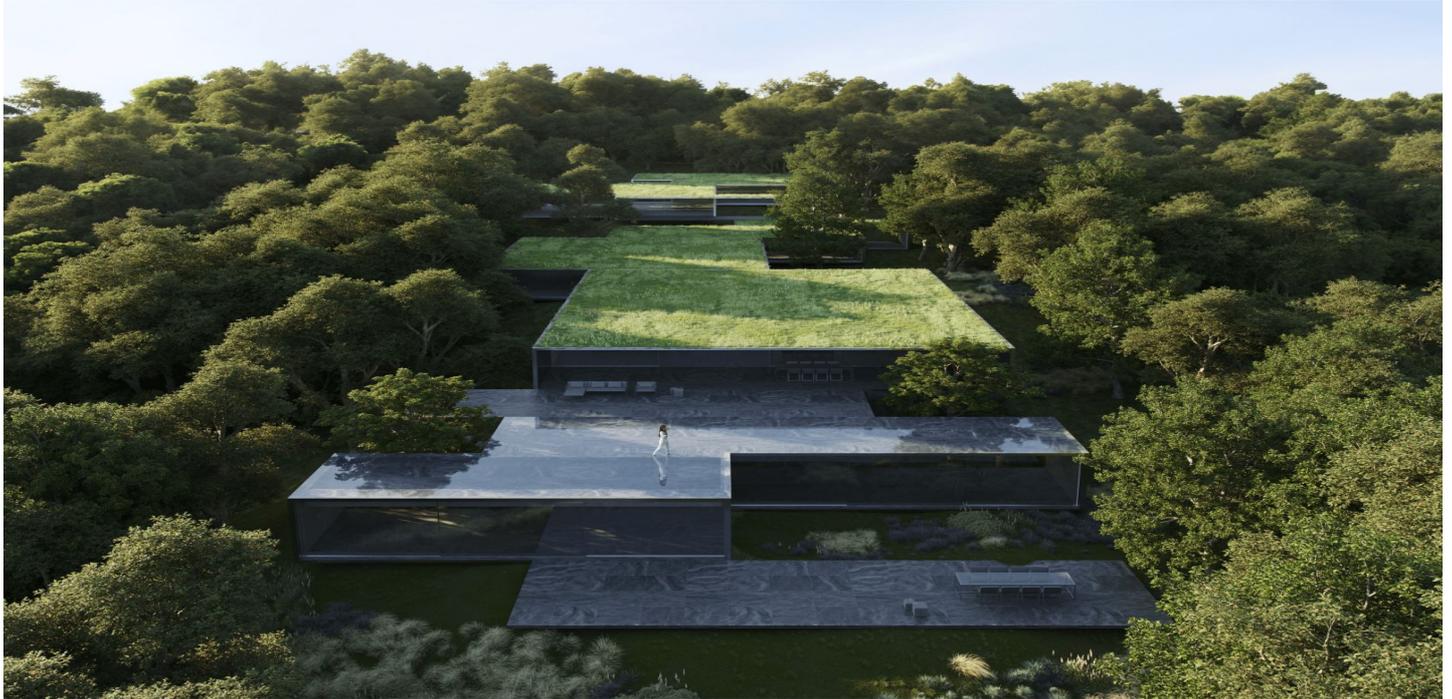




# Villa for sale in Sotogrande

8,800,000 €

Reference: R4848124 Bedrooms: 8 Bathrooms: 9 Plot Size: 4,047m<sup>2</sup> Build Size: 1,742m<sup>2</sup> Terrace: 90m<sup>2</sup> - 290m<sup>2</sup>





## Costa del Sol, San Roque

Discover the development, an extraordinary retreat where architectural brilliance harmonizes with the splendor of nature. Nestled in the heart of a tranquil cork-oak forest within the prestigious Altos de Valderrama, this exceptional estate is a testament to meticulous design and natural beauty.

Located within a secure, 24-hour gated community and adjacent to the renowned Valderrama Golf Course, this place offers unparalleled peace of mind and exclusivity. The estate is enveloped by majestic century-old cork oak trees, creating an atmosphere of serenity and enchantment.

The Villa spans an impressive 1,742 m<sup>2</sup> of built area, thoughtfully distributed across a single volume that cascades gracefully down a 4,047 m<sup>2</sup> plot. This design seamlessly integrates the home with its natural surroundings.

### Luxurious Living Spaces

The villa boasts eight spacious bedrooms, each offering full open views of the lush gardens, direct lighting, and ventilation. Every bedroom features a private bathroom and a study area, providing a perfect blend of comfort and functionality.

### Outdoor and Wellness Amenities

For those who cherish outdoor living, the villa offers an 11-meter-long outdoor swimming pool, perfectly positioned on the lower level above the guest house. The pool's design follows the structure of the home, making it ideal for both leisure and sports, with a total surface area of 48 m<sup>2</sup>. A striking 73 m<sup>2</sup> walk-in water mirror leads to the pool, enhancing the ambiance with a refreshing sense of light and tranquility. Inside, the villa's wellness area spans 152 m<sup>2</sup> and includes a heated swimming pool, a gym, and a sauna. The heated pool, naturally illuminated by a skylight, complements the sports facilities, ensuring year-round well-being.

### Innovative Design and Security

The development features circadian lighting, an advanced system that automatically adjusts the light tone to align with human needs, promoting a harmonious living environment. The villa's prime location within the gated community ensures top-tier security, with a nearby checkpoint providing 24-hour protection, 365 days a year.

### A Sanctuary in Nature

The villa is a masterpiece where the elegance of modern design meets the timeless allure of nature. It offers a unique and captivating sanctuary, surrounded by the beauty of century-old cork oaks, yet with all the comforts of cosmopolitan life just within reach.

Experience the unrivaled charm of the villa, where the elegance of modern design meets the timeless allure of nature, offering a truly unique and captivating sanctuary.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room  
Guest Apartment  
Gym  
Domotics  
Games Room  
Sauna  
Basement

### Views

Panoramic  
Garden  
Pool  
Forest

### Pool

Heated  
Private

### Security

Gated Complex  
24 Hour Security

### Category

Luxury  
New Development

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Marina

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
More Than One

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

New Construction

### Garden

Private  
Landscaped

### Utilities

Photovoltaic solar panels