

€ 2,031,000

Ref: 04550

## for sale in Sotogrande

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4 Bedrooms | 4 Bathrooms | 311 m<sup>2</sup> Interior | 64 m<sup>2</sup> Terraces | **Garage** Yes |



## Property Description

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We present an elegant residential complex of 49 villas designed by the architectural firm Torras y Sierra. Featuring a traditional style, the development is located in the Sotogrande Alto area, right next to the La Cañada golf course. This new development in Sotogrande is defined by its surroundings—where nature takes center stage—and by the vegetation and outdoor spaces that shape and give meaning to the project's entire architectural concept. The guiding principle of the proposal is a garden with houses, offering exclusivity, sustainability, and distinctive design within a gated natural setting.

The new homes in Sotogrande fall into three categories:

### Patio Houses

A group of 19 townhouses located at the northern end of the plot. Forming the project's village zone, these homes feature contemporary architecture with flat roofs. Each residence is organized around a private courtyard complete with a garden, private pool, and pergola area. They feature three en-suite bedrooms on the upper floor, while the main living, dining, and kitchen areas are located on the ground floor, flowing seamlessly into the outdoor patio space.

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#### Garden Houses

These homes feature a more timeless architectural style, with volumes that combine and interlock across various gardens and terraces, adapting to the natural slope of the land. Each of the 24 semi-detached houses in this category includes a private garden plot and a pool, as well as a large pergola that extends the interior living space outdoors, allowing residents to enjoy the Sotogrande climate. Most of these homes sit on plots exceeding 300 m<sup>2</sup>.

#### Detached / Individual Houses

There are six units of this type. They share the same features as the semi-detached houses. These villas in Sotogrande are situated in the southern part of the development, where the terrain's slope is more pronounced and the plots are larger—with some exceeding 1,000 m<sup>2</sup>. These homes feature four bedrooms, four bathrooms, and a guest toilet.

The design of these Sotogrande homes meets the highest standards of comfort and quality; from aerothermal climate control and underfloor heating to fully fitted and equipped kitchens and carefully selected finishes, every aspect reflects a premium product, while the surroundings align with the latest trends.

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