# Detached Villa in Sotogrande Alto

## €12,500,000

Sotogrande Alto, Cádiz

Bedrooms: 5 | Bathrooms: 9 | Plot: 3110 m² | Built: 1588 m² | Terrace: 397 m²









## Overview

An exceptional contemporary residence by ARK Architects, occupying an elevated position in La Reserva de Sotogrande with panoramic views across the surrounding landscape, golf course and Mediterranean Sea.

Set on a plot of approximately 3,110 m², the villa offers around 1,903 m² of total constructed area, including approximately 1,589 m² of enclosed interiors. Despite its considerable scale, the villa has been designed as a home rather than simply a statement of size, with generous living spaces, strong architectural lines and a close connection between the interiors, gardens and views.

The villa was conceived as a private residence and built under the close supervision of its owner, with particular

attention given to construction quality, materials and finishing. Natural stone, bespoke joinery, expansive glazing and carefully integrated lighting create interiors that feel sophisticated yet restrained.

The main living level is arranged around a series of open, interconnected spaces. Floor-to-ceiling sliding glass doors open the principal living areas directly onto the terraces, garden and swimming pool, allowing the architecture to almost disappear when the house is opened to the outside.

At the centre is a beautifully designed kitchen equipped with Gaggenau appliances, complemented by generous living and dining areas and extensive outdoor entertaining space. High ceilings and the use of Nácar natural stone reinforce the sense of volumeand continuity throughout the house.

Offers five bedrooms, all with en-suite bathrooms. The principal suite occupies a privileged position on the upper floor and has been designed as a private retreat, with a generous dressing area, an expansive bathroom with freestanding bathtub and private terraces overlooking the landscape and Mediterranean beyond.

A particularly impressive fifth bedroom suite is located on the lower level, offering additional privacy and making it ideal for guests.
Wellness is an integral part of the house rather than an addition to it.

The dedicated spa area incorporates an indoor swimming pool, cold plunge pool, sauna, steam room and fully equipped gym, creating a comprehensive private wellness environment within the home.

Further leisure spaces include a wine cellar.

One of the most distinctive features is its extraordinary 10-car garage. Finished to a standard far beyond conventional residential parking, it feels more like a private automotive showroom, with the space and presentation to display a significant collection properly. A dedicated car-washing area adds to its functionality.

The technical specification has been approached with the same attention as the architecture. The villa incorporates underfloor heating, individually controlled climate zones, mechanical ventilation with heat recovery, high-performance glazing and a KNX home automation system controlling principal functions throughout the property. A lift connects the different levels of the house.

Outside, expansive terraces lead towards the infinity swimming pool and landscaped gardens, with an outdoor kitchen and barbecue area designed for entertaining. Mediterranean planting, mature olive and cypress trees and the property's natural rock formations give the landscape character and privacy while preserving the openness of the views.

The villa is offered fully furnished, making it a genuinely turnkey residence. The interiors and furniture have been selected to work with the architecture, allowing a new owner to move into a completed home without the lengthy process of designing, building, furnishing and finishing a property of this scale.

La Reserva is one of Sotogrande's most sought-after residential areas, characterised by large plots, privacy, contemporary architecture and natural surroundings. La Reserva Club, its golf course, racquet facilities and private beach club are nearby, as are Sotogrande International School, the Marina and the wider amenities of Sotogrande.

Villa brings together ARK architecture, approximately 1,589 m² of enclosed interior space, five en-suite bedrooms, comprehensive private wellness facilities, an exceptional automotive showroom, panoramic views and the immediacy of a fully completed and furnished home.

A substantial architectural residence, designed not simply to impress, but to be lived in.

## Amenities

Setting: Frontline Golf, Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Marina, Urbanisation

Orientation: South West Orientation

Condition: Excellent Condition

Pool: Private Pool, Indoor Pool, Heated Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, Central Heating, U/F Heating, U/F/H Bathrooms

Views: Sea Views, Mountain Views, Golf Views, Port Views, Country Views, Panoramic Views, Garden Views, Pool Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Gym, Sauna, Games Room, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Jacuzzi, Bar, Double Glazing, Home automation / smart home, Staff Accommodation, Basement, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden, Landscaped Garden, Easy Maintenance Garden

Security: Gated Complex, Electric Blinds, Entry Phone, Alarm System, 24 Hour Security, Safe

Parking: Underground Parking, Garage, Multiple Parking Spaces, Private Parking

Utilities: Electricity, Drinkable Water, Telephone, Gas, Photovoltaic solar panels, Solar water heating

Category: Golf, Luxury, Resale, Contemporary

## Contact

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