Middle Floor Apartment in Sotogrande

€1,155,000

Sotogrande, Sotogrande, Cádiz

Bedrooms: 2 | Built: 187 m² | Terrace: 66 m²









Overview

Contemporary first-floor apartment for sale in Village Verde, La Reserva, Sotogrande, with two en-suite bedrooms, two bathrooms, a guest toilet and 187 m² of total space, including approximately 121 m² of interior living area and 66.05 m² of covered terraces. Built in 2023 and south-facing, this fully furnished residence overlooks the communal swimming pools and landscaped gardens. It also includes two underground parking spaces, one equipped with an electric vehicle charging point, and a private storage room.

The apartment occupies a single level, with a practical layout designed around natural light and comfortable indoor-outdoor living. An entrance hall leads into the approximately 49.84 m² open-plan living, dining and kitchen area, where large glazed doors open directly onto the principal terrace. The generous proportions create a sociable

setting for everyday living and entertaining.

The Bulthaup kitchen features minimalist cabinetry and integrated Miele appliances, complementing the apartment's clean contemporary design. Large-format **Porcelanosa porcelain flooring*provides a consistent finish throughout the main living areas, while carefully selected furniture from Swiss brands introduces a refined, understated character. The property is sold fully furnished, allowing immediate use without additional interior work.

Both bedrooms have their own en-suite bathrooms and direct access to the exterior terraces. The principal bedroom measures approximately 17.77 m², while the second bedroom offers around 14.05 m², providing comfortable accommodation for family members or guests. A separate guest toilet serves the living areas without compromising the privacy of either bedroom suite.

Outdoor space is a defining feature of the property. The **66.05 m² of covered terraces** are divided between the main living area and the bedrooms, creating separate spaces for dining, lounging and relaxation. Bamboo decking adds natural texture, while glass balustrades preserve views towards the swimming pools and gardens. The southern orientation provides abundant daylight, with covered sections offering welcome shade during warmer months.

Practical features include double glazing, two secure underground parking spaces and a private storage room. One parking space is already equipped with an electric vehicle charging point, adding convenience for owners who use an electric or plug-in hybrid vehicle.
Village Verde is a gated residential development within La Reserva, developed by VV Desarrollos Inmobiliarios, S.L.U. Its contemporary architecture is complemented by extensive landscaped gardens and communal facilities designed for year-round use. Residents have access to three swimming pools, including a 25-metre lap pool, a children's sand pool and a main leisure pool.

Additional facilities include a croquet area, forest running trail, children's play areas and a residents' Gastrobar. Concierge services and the gated environment provide further convenience, while the generous green spaces create a quieter residential atmosphere.

La Reserva is one of Sotogrande's most desirable residential neighbourhoods, characterised by contemporary apartments, substantial private villas and extensive natural surroundings. La Reserva Club offers championship golf and leisure facilities, while Real Club Valderrama, Real Club de Golf Sotogrande and San Roque Club provide additional golfing opportunities nearby.

For families, Sotogrande International School is approximately two minutes away by car. Everyday shops and services are around six minutes away, while the beaches of Sotogrande can be reached in approximately ten minutes. Coastal destinations include Trocadero Sotogrande, with further dining, shopping and sailing facilities available at Sotogrande Marina.

The surrounding area also offers tennis, padel, polo and equestrian activities, alongside restaurants such as Cancha II. The A-7 provides convenient connections towards San Roque and Estepona, while Gibraltar Airport is approximately 20 minutes away by car, depending on traffic and border conditions. Public transport within La Reserva is limited, so a private vehicle is the most practical option.

With its south-facing terraces, contemporary interiors and comprehensive communal facilities, this apartment for sale in Village Verde, La Reserva offers a well-balanced home in one of Sotogrande's established residential settings. The Bulthaup kitchen, Miele appliances, Porcelanosa finishes, fully furnished interiors and private parking with EV charging complement the development's swimming pools, landscaped gardens and leisure amenities, making it suitable for permanent residence or use as a second home.

Amenities

Orientation: South Facing
Pool: Communal Pool
Climate Control: Air Conditioning, U/F Heating
Features: Storage Room, Ensuite Bathroom, Double Glazing
Furniture: Fully Furnished
Garden: Communal Garden
Security: Gated Complex, Electric Blinds
Parking: Multiple Parking Spaces, Private Parking
Category: Luxury

Taxes & Fees

IBI: €710 per year

Contact

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