



A PRIVILEGE FOR YOUR SENSES

CONTEMPORARY STYLISH LIVING AT ITS BEST



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Located in Sotogrande, the most prestigious private residential area in Spain and an exclusive destination for the most discerning client.

Situated on the Mediterranean coast, in the municipality of San Roque (Cádiz), this high-end residential complex is bordered by Los Alcornocales Natural Park and the mouth of the River Guadiaro.

Thanks to its location, perfectly well communicated, it is possible to enjoy privileged weather coupled with a wide range of dynamic leisure activities to choose from. The marina and yacht club, restaurants, shops, golf courses, and many other sports facilities are just some of the possibilities Sotogrande has to offer.

Nature, tranquillity, privacy, sports and exclusiveness. To sum it up, a place where one can make the most of every moment, every day.



FEATURES

Contemporary design • Open floor plan • Floor to ceiling windows • 3,4 or 5 bedroom options
Large terraces and gardens • Double garage parking • Solarium with pre-installed Jacuzzi (optional)
Private infinity pool (optional) • Choice of porcelain floors • Private 24h security gated community

DESIGNED FOR COMFORT

Design goes hand in hand with comfort and convenience. The details of the construction, both in the development and the homes, are conceived specially to make your life easier. We anticipate your needs so that all you have to do is enjoy







A HOME WITH A VIEW
TO YOUR HOLIDAYS



ON-SITE FACILITIES

- Front line Golf location
- Stunning sea views
- Sought after privileged address
- Private Gymnasium
- 2 Paddle Tennis courts
- Running circuit
- Adult and children communal pools
- Close proximity to Sotogrande Marina
- World famous clubhouse; La Reserva de Sotogrande
- World famous Golf course; La Cañada Golf





LUXURY ON NATURE'S DOORSTEP

Luxury villas, overlooking the Golf and Mediterranean sea, in the sought after address of La Reserva de Sotogrande. Relax and enjoy one of the many onsite leisure activities, a game of paddle, a workout in the state of the art gymnasium or simply relax by the pool.





THE ULTIMATE IN STYLISH LIVING





ARCHITECTURE IN THE NAME OF LA-HOZ

The seamless integration of topography and design are the hallmarks of the architect, Rafael de la Hoz, and he has materialized this in the integrated architectonic design of the villas.

Panoramic rooms open up and embrace the horizon as an integral part of the design. The sea and the sun light play starring roles, giving life to the homes and bathing them in the light and views that are at the heart of the project.

The greenery of the gardens and the beauty of the natural setting blend in with the white architecture that reinterprets the Mediterranean style house with the latest in design and materials.

LIVING IN SOTOGRADE

Sotogrande is unique in Spain. Every feature down to the finest detail invites you to enjoy your holiday, relax and stroll along its beaches. Only here it is possible to choose from seven different golf courses, each of them designed to meet the highest professional standards. Sailing and polo are also two of the other alternatives Sotogrande has to offer.

Its proximity to Cádiz and the wide range of gastronomic options extend the possibilities even further when it comes to enjoying your leisure time.

Sotogrande offers you a host of choices to make every moment unforgettable.





Sotogrande Marina is a world class marina with all the amenities you might expect of a resort with its glamorous history. There are plenty of luxury yachts bobbing on the calm waters where days are relaxed and there is plenty to do.

With a collection of shops, restaurants and bars as well as an artisan Sunday market, the marina is busy year-round and during the summer months has a free water taxi service to get from one side of the marina to the other.

The resort itself is well established and synonymous with luxury lifestyle. Well known for its sporting links there is sailboat, yacht and jet ski rental available. You will also find polo fields, stables, a tennis club, beach clubs and an heliport.

UNWIND WITH YOUR FAVOURITE LEISURE ACTIVITY

Get away from it all and get back in the swing of your favourite sport. Which one is it? You needn't choose just one. People tend to assume that with its seven golf courses, golf reigns supreme in Sotogrande, but in fact it is up to you to decide. Whatever you want to do you will find it here: tennis, paddle-tennis, polo, sailing... even a marina with over 1,400 berths.





HOUSE TYPES

3A

3B

4A

4A.3

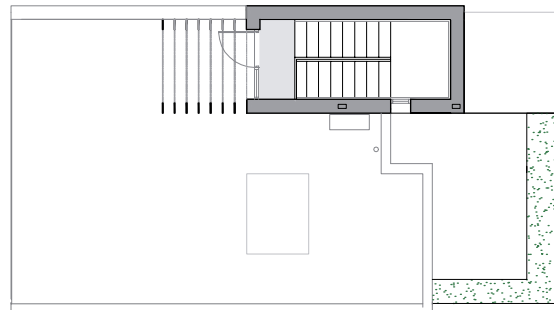
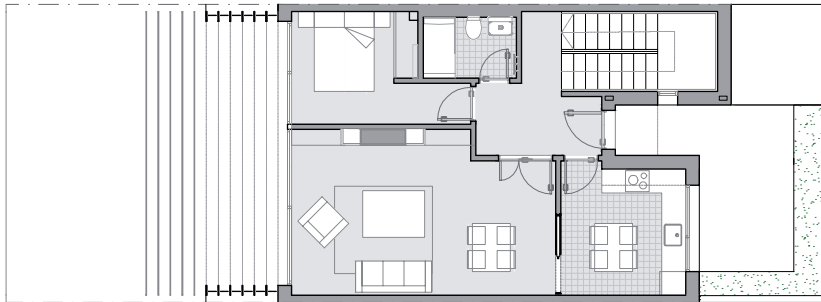
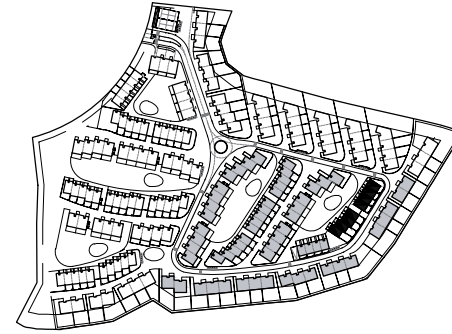
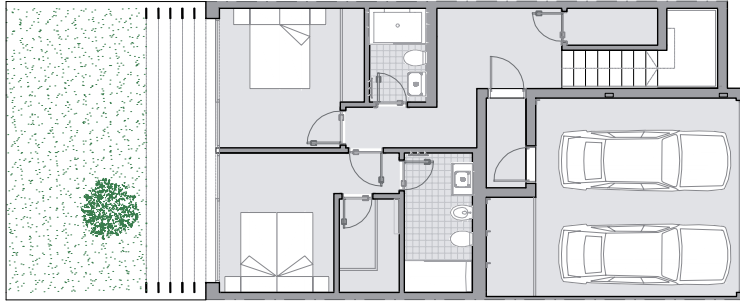
5A

5B

5B.4

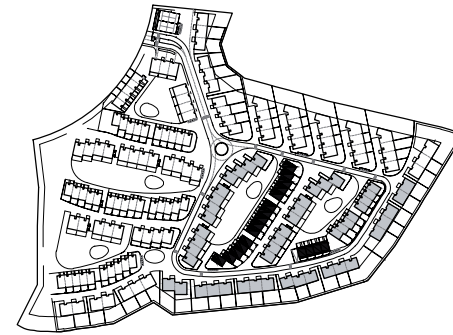
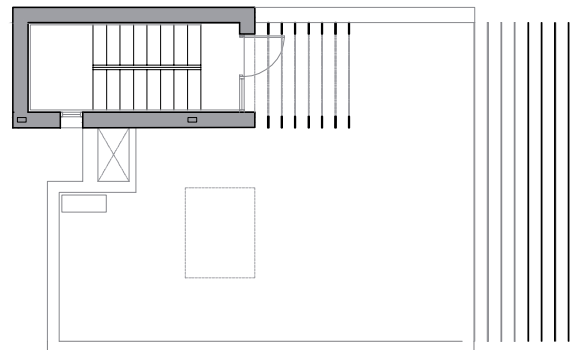
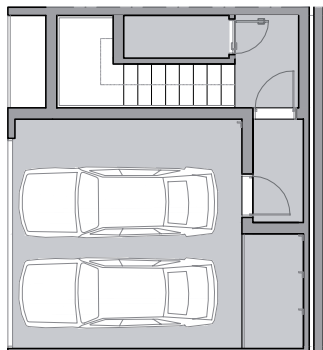
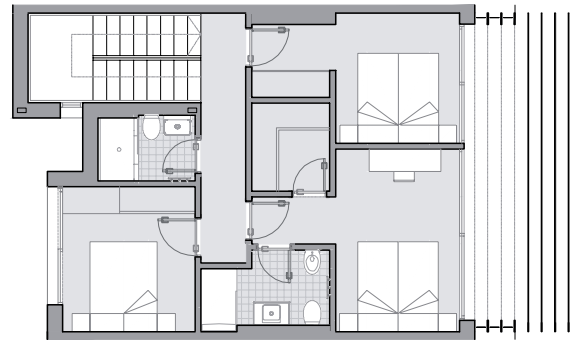
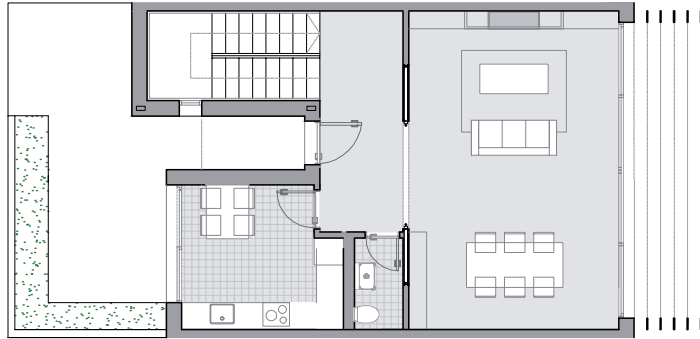
FLOOR PLANS

The image is a technical architectural drawing on a brown background. It features a grid of lines representing building footprints and site boundaries. In the upper right, a large area is divided into several rectangular sections, some of which are further subdivided by dashed lines. To the left, there are more complex shapes, including a large semi-circular area and several rectangular blocks. Small square symbols are placed at various corners and intersections of the lines, likely indicating specific structural or layout details. The overall layout suggests a site plan or a set of floor plans for a residential development.



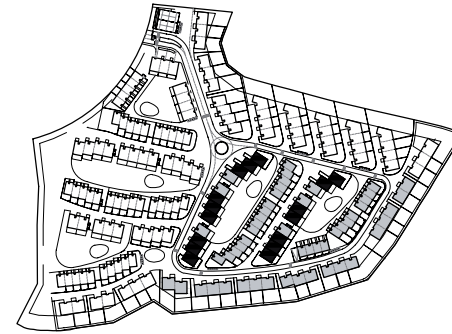
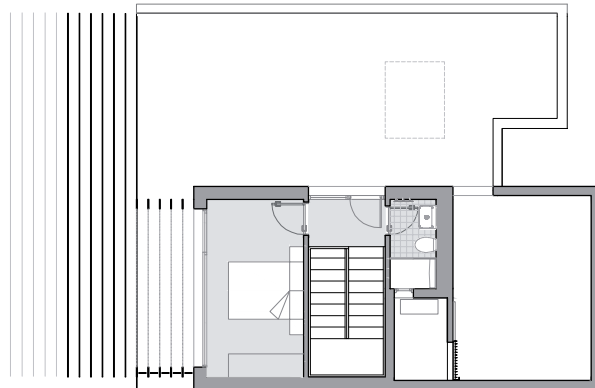
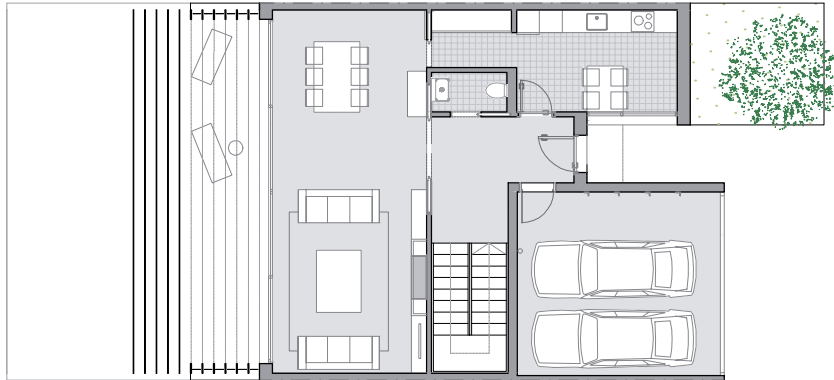
HOUSE TYPE 3A

	PROJECT AREA	DECREE 218/2005
APROX. USEFUL AREA	153.2m ²	168.5m ²
BALCONIES	72.3m ²	-
ROOF GARDENS	variable	-
APROX. BUILT AREA	179.2m ²	-
TOTAL BUILT AREA INCLUDING COMMON AREAS	240.6m ²	240.6m ²



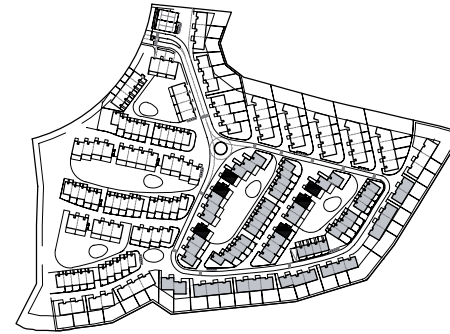
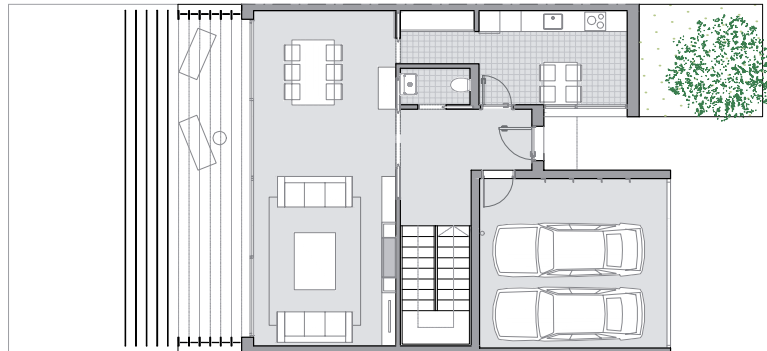
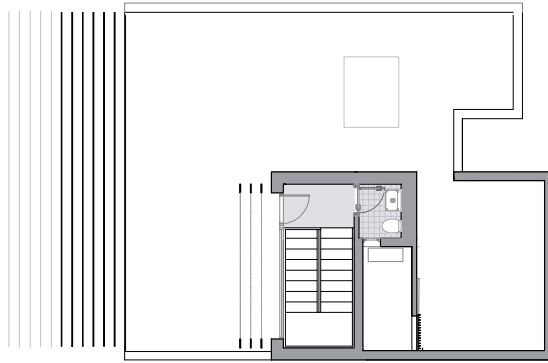
HOUSE TYPE 3B

	PROJECT AREA	DECREE 218/2005
APROX. USEFUL AREA	168.7m ²	185.6m ²
BALCONIES	58.9m ²	-
ROOF GARDENS	variable	-
APROX. BUILT AREA	200.8m ²	-
TOTAL BUILT AREA INCLUDING COMMON AREAS	275.0m ²	275.0m ²



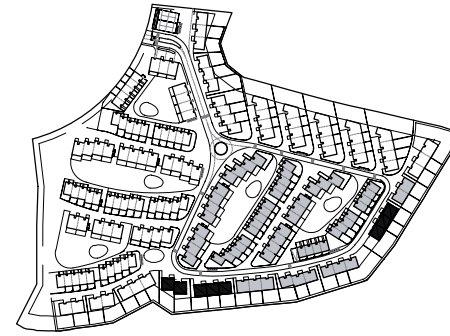
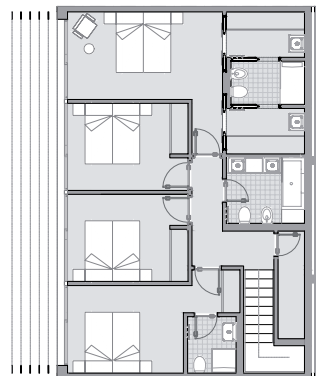
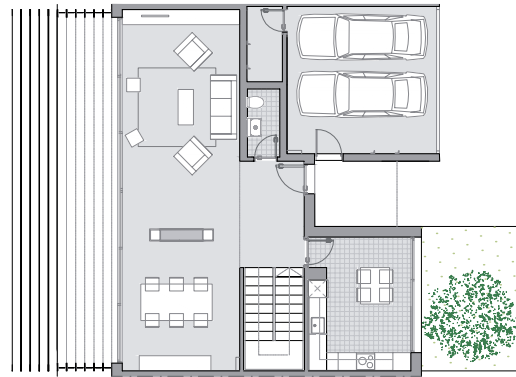
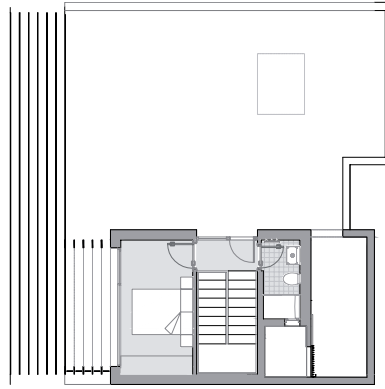
HOUSE TYPE 4A

	PROJECT AREA	DECREE 218/2005
APROX. USEFUL AREA	174.0m ²	191.4m ²
BALCONIES	107.2m ²	-
ROOF GARDENS	variable	-
APROX. BUILT AREA	204.7m ²	-
TOTAL BUILT AREA INCLUDING COMMON AREAS	207.9m ²	207.9m ²



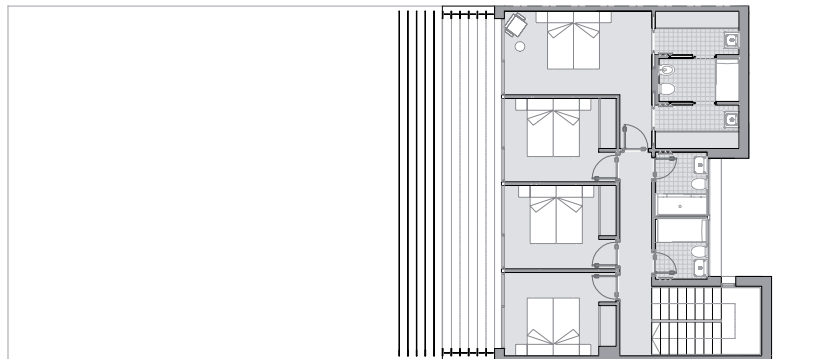
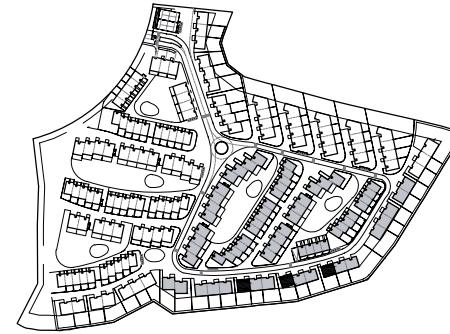
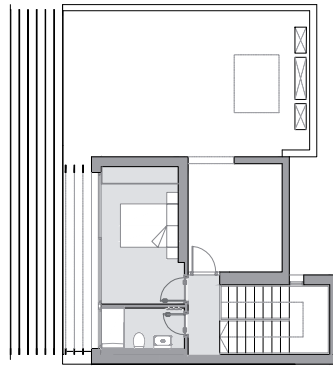
HOUSE TYPE 4A,3

	PROJECT AREA	DECREE 218/2005
APROX. USEFUL AREA	187.1m ²	205.8m ²
BALCONIES	92.3m ²	-
ROOF GARDENS	variable	-
APROX. BUILT AREA	217.8m ²	-
TOTAL BUILT AREA INCLUDING COMMON AREAS	221.3m ²	221.3m ²



HOUSE TYPE 5A

	PROJECT AREA	DECREE 218/2005
APROX. USEFUL AREA	207.9m ²	228.7m ²
BALCONIES	113.7m ²	-
ROOF GARDENS	variable	-
APROX. BUILT AREA	244.9m ²	-
TOTAL BUILT AREA INCLUDING COMMON AREAS	248.8m ²	248.8m ²



HOUSE TYPE 5B

	PROJECT AREA	DECREE 218/2005
APROX. USEFUL AREA	195.3m ²	214.8m ²
BALCONIES	107.7m ²	-
ROOF GARDENS	variable	-
APROX. BUILT AREA	230.5m ²	-
TOTAL BUILT AREA INCLUDING COMMON AREAS	234.1m ²	234.1m ²





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Disclaimer: The images contained in this brochure are for guidance only, and are therefore susceptible to modifications for technical, legal or other reasons. The furniture reflected is purely decorative and does not constitute a contractual document. The equipment of the houses will be as per the corresponding quality specifications document.