

Sotogrande. Cádiz

# Luxury brand new 4 bedrooms apartment with private garden. Sotogrande. La Reserva. Costa del Sol.

CODICE OGGETTO: ES22385378\_1



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PREZZO D'ACQUISTO: 1.450.000 EUR

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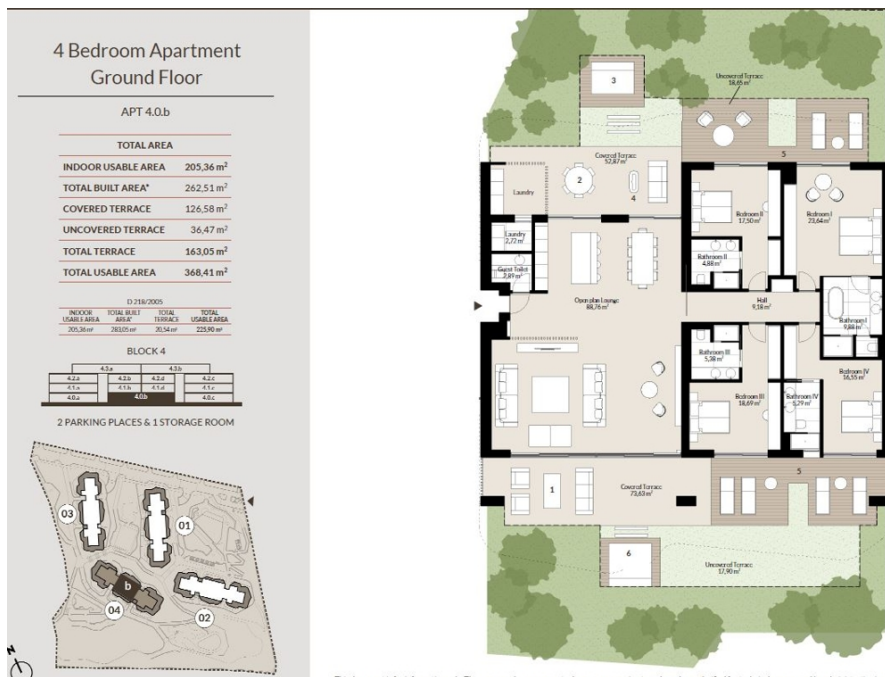
## A colpo d'occhio

CODICE OGGETTO	ES22385378_1
DISPONIBILE DAL	Previo accordo
Camere da letto	4
Bagni	4
Anno di costruzione	2023

Prezzo d'acquisto	1.450.000 EUR
Appartamento	Piano
Stato dell'immobile	Prima occupazione
Tipologia costruttiva	massiccio
Superficie lorda	ca. 205 m <sup>2</sup>

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# La propiedad



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## La proprietà



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## Una prima impressione

Luxury apartment with 4 bedrooms en suite with a terrace of 126 m<sup>2</sup> and a garden of 163 m<sup>2</sup>. Located in La Reserva, this exclusive community is comprised of 121 modern and spectacular properties, set in 6 hectares of lush green parkland. Conceived and developed as a self-sufficient resort, this gated community is home to facilities designed down to the last detail. community is home to facilities designed down to the last detail for its residents. This creates an unparalleled sense of community in which to feel at home. Designed down to the last detail for modern living, it includes state-of-the-art amenities. Eco-friendly properties flood the interiors with light thanks to large windows and sliding doors. In addition, the penthouses enjoy large roof terraces while the ground floor apartments include their own private garden. With a total surface area of between 180 and 520 square metres, these remarkably spacious flats include underfloor heating and Aerotherm air conditioning systems. Their modern and stylish interiors blend perfectly with the spacious terraces, ideal for pleasant dinners and well-deserved moments of relaxation. Horizontal layouts allow each property to have impressive terraces surrounding the flat, as well as a large penthouse terrace and private gardens for the ground floor properties. ground floor properties. All properties come with 2 private parking spaces and ample storage. This traffic free, secure and gated community offers space, nature and facilities for the whole family. There will be a main swimming pool and a children's pool with a sandy bottom and a 25m swimming pool for adults, picnic and barbecue area, various play areas, croquet court and jogging tracks. State-of-the-art facilities, a sense of community and functional, contemporary properties.

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## Dettagli dei servizi

The interior floors are made up of large format porcelain stoneware tiles (120 x 60 cm) by PORCELANOSA from the Berna collection in beige (Caliza model) or light grey (Topo and Acero models), neutral tones to combine with the colours of the walls, creating a natural and harmonious colour palette.

The large rectangular format of the stoneware pieces reinforces the sensation of space in each room.

The terraces combine three different types of finishes:

a) Large-format non-slip stoneware.

Porcelanosa Berna collection in colours

colours Caliza, Acero or Topo, which guarantees a continuity from the interior of the flat to the terrace;

b) Bamboo wood laminate flooring to bring a tone and texture of nature

c) Landscaped area that, like a green carpet, is embedded in the carpet, is embedded in the edge of the the edge of the slab itself, with an integrated drip irrigation integrated drip irrigation system.

To accentuate the sense of continuity and space, there is no step between the inside of the flat and the terrace and therefore the same type of porcelain stoneware is used on the outside of the house in 120 x 60 cm format. This is possible thanks to a STEx floating floor system by Butech mounted on an auxiliary structure adjustable in height by means of telescopic plots, which allows the water to run through the floor. water can flow underneath.

Kitchens from the prestigious Bulthaup brand.

The material of the kitchen units is 2-component water-based polyurethane lacquer, gloss level: matt, 14 gloss units. The fronts and sides will be made of light MDF light-weight MDF, shelves of light-weight chipboard.

Wall panel, back paneling and sliding doors in MDF. and sliding doors in MDF.

There is a choice of 3 colours

for the kitchen furniture: alpine white, stone and clay 2. 3, stone and clay 2. The edges are rounded.

The products that include this type of finish are: fronts, side panel,

back cladding, base cladding, wall module, wall panel

- wall module, wall panel, shelf,  
shelf partition, sliding doors and sliding doors  
and plank material.

The material of the laminate worktops is  
multilayer obtained by pressing several layers of paper and resin  
from several layers of paper and phenolic resin (CPL  
resin (CPL = Continuous pressure laminate).

All paper layers are  
dyed. Same laminate as the surface  
and rounded edges.

There is a choice of 3 colours for the worktops  
for the worktops: alpine white 3, stone and clay  
and clay 2.

The products that include this type of  
finish are: worktop and bar counter.

The kitchens will be fully equipped  
with the following appliances:

- Complete refrigerator Siemens  
K181RAFEO.
- Bulthaup sink.
- Grohe Minta tap.
- Dishwasher Siemens SN61HX04AE.
- Microwave Siemens BF525LM50.
- Siemens HB514AERO oven.
- Flex induction Siemens EX875LEC1E.
- Ceiling extractor SIEMENS

Aerothermal heating and air conditioning system.

Underfloor heating throughout the house.

#### CONCIERGE SERVICE

The project provides an office space dedicated to the concierge service, right at the main  
entrance of the complex.

#### SECURITY AND COMMON AREAS

The main entrance to the development will house a security post where the control of all  
the security cameras that monitor the perimeter and key points of the complex will be  
centralised.

La Reserva Club, a relaxed and safe place that offers a healthy lifestyle. Excellent sports  
facilities, diverse gastronomy and a first class golf school.



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## Tutto sulla posizione

Sotogrande is home to five 18-hole golf courses designed by leading golf course architects Cabell B. Robinson, Robert Trent Jones and Dave Thomas including Valderrama. Another notable course is La Reserva Club, home of La Reserva de Sotogrande. Polo in Sotogrande, another jewel of this historic destination. For a long time, the words polo and Sotogrande have long proved synonymous. Nowadays, this paradisiacal enclave is more than renowned for hosting one of the most important international polo clubs, the Santa María Polo Club, where the International Polo Tournament has been held every summer since 1965. To Marbella approx.: 0h30 To Tarifa approx.: 0h40 To Tangier (car + ferry) approx.: 1h10 To Ronda approx.: 1h20 To Cádiz approx.: 1h30 To Jerez approx.: 2h00 To Seville approx.: 2h30 To Madrid (by train) approx.: 2h45

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## Ulteriori informazioni

La Reserva THE BEACH. A 79,000 m2 luxury beach club. The idea has been to transfer the purest essence of the beach to the hills of La Reserva; becoming the first private beach in Spain. The bottom of the lagoon made entirely of sand, made from rock dust, the extension of this beach occupies a total of 2,8000 m2, evoking Caribbean landscapes. Designed in detail for the most demanding tastes, it creates a synergy between organic and luxury. The 17,000 m2 sports lagoon surrounds the beach club. This artificial lake is surrounded by greenery, walking trails and spectacular views. Riding Club. Exceptional polo lessons, along with dressage and show jumping lessons. For golf lovers, it will be a must. In 2021 Golf World Magazine named it as one of the best courses in Spain. In addition to the Reserva Club, the area also boasts the Sotogrande Golf Course, Valderrama, San Roque and Alcaidesa. The Sotogrande International School right next door following the International Baccalaureate curriculum in English is one of the most recognised schools in Europe. A relaxed, safe place offering a healthy lifestyle. Excellent sports facilities, diverse cuisine and a stone's throw from the Port of Sotogrande; Southern Europe's most exclusive nautical sports tourism enclave. All this just 20 minutes drive from Marbella, a few km from the Strait of Gibraltar and the well known Tarifa.

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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