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Luxury Realty
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Villa in San Roque

Reference: R5487631



Bedrooms: 5
Bathrooms: 5
M² Build size: 450
Price: 5,150,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 2,536













Overview:

Discover an unparalleled opportunity within the exclusive resort of Almenara Golf, nestled in the prestigious enclave of Sotogrande, San Roque, on Spain's sun-drenched southern coast. This extraordinary turnkey villa project, slated for completion in 2026/2027, represents the zenith of contemporary luxury, offering a bespoke lifestyle amidst breathtaking natural beauty. With prices set at a distinguished 5,150,000 €, this new development presents a singular chance to own a meticulously crafted residence boasting 5 lavish bedrooms, 5 opulent bathrooms, and an expansive built area of 450.00 m².

Perched majestically within the Almenara Golf resort, renowned for its serene landscapes and world-class amenities, this property is more than just a home; it is a sanctuary. Its prime orientation has been meticulously planned to guarantee absolute privacy while unveiling truly awe-inspiring, panoramic vistas of both the sparkling Mediterranean Sea and the verdant golf fairways. Integrated seamlessly into its natural surroundings, the villa embodies a harmonious blend of sophistication and tranquility, promising an unrivaled living experience.

This is indeed the final opportunity to acquire a premier residence on this highly sought-after ridge. As the last of three exclusive adjoining plots, this villa holds a unique position. Its two neighbouring properties have already been fully developed, sold, and are now inhabited by their discerning owners, ensuring an established and exclusive community. Once this final masterpiece reaches completion, you are guaranteed absolute peace and quiet, free from any further construction noise or neighbourhood disruption, allowing you to fully immerse yourself in the serene luxury of your new home.

The architectural vision behind this project is nothing short of extraordinary. Conceived by one of Andalucía's most celebrated contemporary architecture practices, the design has garnered international acclaim, including multiple prestigious German Design Awards, a DNA Paris Design Award, and a coveted WAN Award. This illustrious studio, also responsible for another iconic villa nearby in Sotogrande, masterfully orchestrates a striking modern aesthetic with the timeless allure of the Mediterranean landscape. To ensure that this visionary design is executed with flawless precision, the entire development is meticulously overseen by an experienced Swiss project manager. From the initial groundbreaking to the moment the keys are handed over, this unwavering commitment to Swiss excellence guarantees a seamless, worry-free, and ultimately, superior result.

Step inside, and you'll discover a realm of exceptional design and intelligent living. Panoramic sea and golf views greet you from virtually every vantage point – whether you are relaxing on the expansive terraces, lounging by the infinity pool, preparing a gourmet meal in the state-of-the-art kitchen, entertaining in the elegant living areas, or unwinding in your private suite. The established Mediterranean garden, featuring mature trees, can be thoughtfully tailored to provide the perfect balance of sun and natural shade, all without ever compromising the breathtaking outlook. Every element of this villa has been the subject of months of meticulous planning by the architect, project manager, landscape gardener, and interior designer, ensuring absolute design integrity where functionality effortlessly merges with unparalleled beauty. A prime example of this innovative approach is the main entrance, where smart glass technology replaces conventional walls. With a single click, these intelligent windows transition from transparent to opaque, optimising light, shade, and climate control, all while preserving the uninterrupted, spectacular vistas.

The villa's flexible layout offers immense customisation potential, designed to adapt perfectly to your unique lifestyle. The Entrance Level welcomes you with an expansive living room, a spacious en-suite bedroom, a private gym, and seamless access to open and covered terraces, culminating in the stunning infinity pool. The First Floor hosts three further en-suite bedrooms, a secondary living room perfect for intimate gatherings, numerous private terraces for personal reflection, and an elegant roof garden. A truly distinctive feature is the Lower Level. Set one floor below the entrance, this walk-out area benefits from genuine natural light on the valley side, thanks to the elevated, partly cantilevered pool and terrace above. This ingenious design creates a second, lower garden rather than a conventional basement, offering a bright and airy space. This level can be fully customised to include one or two additional en-suite bedrooms, a private spa, or sophisticated entertainment areas, allowing for a total of 4 to 6 bedrooms.

Beyond the adaptable layout, the villa boasts an array of technical highlights that underscore its commitment to modern luxury. These include full underfloor heating throughout, an advanced domotic system for seamless home control, a private elevator providing effortless access to all levels, and integrated solar energy solutions for sustainable living. Within this expertly engineered volume, the entire concept can be tailored to your specific needs and desires. Clients have the choice to have the villa finished precisely to the architect's award-winning design, or to collaborate closely on selecting bespoke materials such as Italian Carrara marble versus solid wood, custom kitchen concepts, and personalised additions like a larger gym, extra bedrooms, a dedicated office, secure underground parking, or expanded entertaining spaces. We are equally enthusiastic about both approaches, ensuring your vision is brought to life.

Project Key Facts:

Bedrooms: 4 as currently planned, with flexibility to expand to 5-6 on request (Lower Level)

Plot size: 2,536 m²

Living area: 450 m²

Terraces & pool: 300 m²

Building licence: Fully approved and ready

Construction period: An efficient 18 months (with all preparations already perfectly in place)

Acquisition Options:

This exceptional property offers flexible acquisition routes. You can secure the turnkey villa, delivered fully finished and ready for immediate enjoyment, for €5,150,000. Alternatively, for those who prefer a more hands-on approach or wish to utilise their own construction company, you may purchase the plot, comprehensive project plans, and building licence directly for €1,200,000. An additional option is to acquire the holding company (Sotogrande Newco SL) for the same investment, simplifying the process for certain investors.

This is your last chance to secure the most premier plot on this exclusive ridge, an investment not only in luxury real estate but in an unparalleled lifestyle. Contact Luxury Realty today to arrange a private consultation and embark on your journey to owning this magnificent Sotogrande masterpiece. Should this particular style captivate you, yet not quite align with your exact requirements, please know that our portfolio extends beyond Sotogrande. We are actively developing further exclusive projects in other highly coveted locations, including the iconic La Zagaleta and the charming La Paloma. Each of these developments is uniquely shaped by a hand-picked, award-winning architect perfectly suited to its specific location. The single, unwavering constant across every single Luxury Realty project is our esteemed Swiss project management – the meticulous conductor orchestrating every detail from A to Z, ensuring the same worry-free, tailor-made result, wherever and however you choose to build your dream home.

Features:

New development, Pool, Sea views, Lift, None, Private garden, None