



Luxury new build villa project, La Reserva



Hollbach & Partner Real Estate
Sotogrande S.L.

11310 Sotogrande

Details

external property no.	1188K	Number of bedrooms	5
Status	Active	Number of bathrooms	7
Type of property	House	Plotsize	1.900 sqm
Kind of property	Villa	Number of sep. toilets	1
Type of commercialization	Purchase	Year of construction	2024
Additional geographical information	Sotogrande La Reserva	Condition	projected
View	Sea	Heating	Underfloor heating
Orientation	Southwest	Number of floors	3
Purchase price	6.700.000,00 €	Cable Sat TV	Yes
Usable area	1.518 sqm	Kitchen	Open kitchen
Living area	732 sqm	calm	Yes
Balcony/terrace area	763 sqm	Swimming pool	Private pool
		Storage room	Yes
		Fireplace	Yes



Air-conditioned	Yes	Basement	Yes
Window	Aluminum	Internet	Yes
Furnished	on inquiry	Available from	Mai 2025
Washing/Drying room	Yes	Distanz zur	1Min
Wellness area	Yes	Internationalen Schule	
Sports facility	Yes	Dist. to shopping	10 km
Security	24 hours service	opportunities (km)	

Description

Discover luxury living in Sotogrande at Villa Edge, an extraordinary property located in the prestigious and elevated area of La Reserva.

This exceptional home boasts unique design features not seen elsewhere in the resort, offering a truly unparalleled living experience. As you enter Villa Edge through the custom-designed private gate, you'll be greeted by a stunning driveway leading to either the covered carport or the impressive 5-car garage. The garage itself is flooded with natural light from the striking feature pool above, visible through unmissable glass panels. Designed to showcase your vehicles, the garage comes with custom LED lighting that highlights each car.

Villa Edge's innovative and contemporary design sets it apart, providing a unique living experience within the exclusive surroundings of Sotogrande. The property's specification includes top-of-the-line European offerings such as Reynaers Windows and doors, porcelain custom kitchen and worktops, Miele appliances, custom marble and Corian sinks, stone baths, Noken or Grohe showers, taps, and fittings, bespoke doors and wardrobes, a full future-proof domotic system, an efficient heat pump, and fully stocked mature gardens with an irrigation system.

Experience breathtaking panoramic views from the glass lift that spans across all five golf courses, reaching from Marbella to Gibraltar and Africa. Villa Edge offers ample outdoor living space with dual aspect terraces at the front and rear, including a remarkable 17.6-meter pool, a sunken firepit, and a private rear terrace capturing the evening sun.

The property's entertainment and relaxation spaces on the ground floor include a cinema room, indoor and outdoor gym, and a bodega or wine cellar.

Moving to the first floor, you'll find a spacious kitchen, dining, and lounge area with an indoor/outdoor gas fireplace as the centrepiece, along with an additional guest suite and a home office that can be converted into another guest suite if desired.

The second floor houses three master suites, each boasting panoramic views of the Mediterranean from their respective wraparound terraces.



Finally, the lift takes you to the roof terrace, offering unparalleled views of the sea and mountains. This enchanting space features a plunge pool, an outdoor fireplace, and a bespoke kitchen BBQ, perfect for relaxation and entertainment. The roof also integrates solar and photovoltaic panels, harnessing Spain's abundant sunlight and ensuring the house's autonomy. Project finishes in 2025

Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.

Your contact person

Mr. Dirk Hollbach
Hollbach & Partner Sotogrande Real Estate S.L.
Plaza de los Naranjos, Edificio C, Local 12

Tel./Mobil: +34 664 053 103 / +34664053103

E-Mail: dirkhollbach@hollbachsotogrande.com

Web: www.hollbachsotogrande.com



Hollbach & Partner Real Estate
Sotogrande S.L.



Your contact person
Mr. Dirk Hollbach
Hollbach & Partner Sotogrande Real Estate S.L.
Plaza de los Naranjos, Edificio C, Local 12

Tel./Mobil: +34 664 053 103 / +34664053103

E-Mail: dirkhollbach@hollbachsotogrande.com

Web: www.hollbachsotogrande.com



Hollbach & Partner Real Estate
Sotogrande S.L.



Your contact person
Mr. Dirk Hollbach
Hollbach & Partner Sotogrande Real Estate S.L.
Plaza de los Naranjos, Edificio C, Local 12

Tel./Mobil: +34 664 053 103 / +34664053103

E-Mail: dirkhollbach@hollbachsotogrande.com

Web: www.hollbachsotogrande.com



Hollbach & Partner Real Estate
Sotogrande S.L.



Your contact person
Mr. Dirk Hollbach
Hollbach & Partner Sotogrande Real Estate S.L.
Plaza de los Naranjos, Edificio C, Local 12

Tel./Mobil: +34 664 053 103 / +34664053103
E-Mail: dirkhollbach@hollbachsotogrande.com
Web: www.hollbachsotogrande.com



Hollbach & Partner Real Estate
Sotogrande S.L.



Your contact person
Mr. Dirk Hollbach
Hollbach & Partner Sotogrande Real Estate S.L.
Plaza de los Naranjos, Edificio C, Local 12

Tel./Mobil: +34 664 053 103 / +34664053103

E-Mail: dirkhollbach@hollbachsotogrande.com

Web: www.hollbachsotogrande.com

