Architectural masterpiece
Sotogrande Alto



11310 Sotogrande

Details

external property no.	1210K
Status	Active
Type of property	House
Kind of property	Villa
Type of commercialization	Purchase
Additional geographical information	Sotogrande Alto
View	Sea
Orientation	South
Purchase price	4.950.000,00 €
Usable area	970 sqm
Living area	530 sqm
Number of bedrooms	5
Number of bathrooms	5
Plotsize	2.316 sqm

Number of sep. toilets	2
Year of construction	2025
Condition	First occupancy
Energy efficiency class	A
Main energy source	Solar
Heating	Underfloor heating
Floor	Stone
Elevator	Lift
Cable Sat TV	Yes
Kitchen	Open kitchen
calm	Yes
Swimming pool	Private pool
Storage room	Yes
Fireplace	Yes
Air-conditioned	Yes
Window	Aluminum

Your contact person
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Washing/Drying room	Yes
Wellness area	Yes
Sports facility	Yes
Security	24 hours service
Available from	September 2026

Distanz zur Internationalen Schule	5 Min
Dist. to shopping opportunities (km)	6 km

Description

Villa Fortuna will be by the end of September 2026 an architectural masterpiece. Set on an elevated plot it makes the most of sea and golf views, offering exceptional privacy (cul de sac) and easy reach of golf courses, the international school and shopping facilities.
With its blend of contemporary lines and timeless elegance, the villa features exquisite natural materials and state-of-the-art technology throughout.
You will find on the ground-floor an open-plan living area with chimney and state-of-the-art kitchen, which leads onto a generous terrace and garden with good-sized pool (12x4 m2), barbecue area, sitting area with fireplace, ideal for entertaining all year round. Further more there are 2 bedrooms en suite, guest toilet. All rooms have high seelings and big sliding glass windows.
On the first floor, there is the spacious master bedroom with dressing area and bathroom en suite, and a second bedroom en suite. On the upper floor there are 2 bedrooms ensuite with access to a big terrace with breathtaking views and an outdoor kitchen. The villa contains a separate lift only for transporting food, plates and other small items.
On the lower floor there will be a separate independent apartment with another 2 rooms with bathrooms, which can be used as bedrooms, gym, play area
A dream home for those looking for the tranquillity and luxury that Sotogrande has to offer.

Furnishing description

Building Fabric
External Walls: Brick Cavity Wall construction with Rockwool Cavity Insulation
Windows and Doors
Anthracite Colour Aluminium, CortizoBrand
•
Sliding doors: Anthracite Colour Aluminium, CortizoCor Vision Plus
•
Tilt and Turn windows: Anthracite Colour Aluminium, Cortizo
Roofs
•
AlucibondRoof
•
Non accessible, Bitumen waterproofing layer and Styrodurinsulation with loose gravel stone protection.
•
Accessible with paving slabs for access
•

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Photovoltaic panels with 15V Battery

Interiors

- Internal walls: Ceramic Brick, Plastered and Painted
- Handrails type Q, railing, embedded and of glass: 4+4/14a/4+4
- Carpentry:

Main door: High Quality Timber Pivot door
Internal doors: High Quality Lacquered Doors 45mm thick, 2,30 high,solid oak agglomerate
Built-in closets, with interior lining and solid oak agglomerate doors
Floors

- Large Format Ceramic Tiles and Skirtings 120x120
- Bathrooms: Large Format Ceramic Tiles and Skirtings
- Pavedcar road
- Garageflooringforroadtraffic
- Exterior and wet area flooring: slip resistant

Insulations

- Ground floor floors: SyrtrodurInsulation
- Plumbing: Polyethylene piping and extruded foam insulation
- Drainage: Insulated acoustic PVC pipes.

Legal notice

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