



Architectural masterpiece Sotogrande Alto



Hollbach & Partner Real Estate
Sotogrande S.L.

11310 Sotogrande

Details

external property no.	1210K	Number of sep. toilets	2
Status	Active	Year of construction	2025
Type of property	House	Condition	First occupancy
Kind of property	Villa	Energy efficiency class	A
Type of commercialization	Purchase	Main energy source	Solar
Additional geographical information	Sotogrande Alto	Heating	Underfloor heating
Purchase price	4.950.000,00 €	Floor	Stone
Usable area	970 sqm	Elevator	Lift
Living area	530 sqm	Cable Sat TV	Yes
Number of bedrooms	5	Kitchen	Open kitchen
Number of bathrooms	5	Storage room	Yes
Plotsize	2.316 sqm	Fireplace	Yes
		Air-conditioned	Yes
		Washing/Drying room	Yes
		Available from	Dezember 2025

Your contact person

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Description

Villa Fortuna will be by the end of June 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 ceilings 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

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Sliding doors: Anthracite Colour Aluminium, CortizoCor Vision Plus

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Tilt and Turn windows: Anthracite Colour Aluminium, Cortizo

Roofs

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AlucibondRoof

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Non accessible, Bitumen waterproofing layer and Styrodurinsulation with loose gravel stone protection.

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Accessible with paving slabs for access

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Photovoltaic panels with 15V Battery

Interiors

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Internal walls: Ceramic Brick, Plastered and Painted

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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
 - Paved car road
 - Garage flooring for road traffic
 - Exterior and wet area flooring: slip resistant
- Insulations
 - Ground floor floors: Sytrodur Insulation
 - Plumbing: Polyethylene piping and extruded foam insulation
 - Drainage: Insulated acoustic PVC pipes.

Legal notice

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