



## 3 Bed Semi-Detached House For Sale

€648,000

La Reserva, Sotogrande

Ref: 472-00047P

Los Albares de Sotogrande, is an elegant residential complex of 49 villas designed by the architectural firm Torras y Sierra, with a traditional style design, in the Sotogrande urbanisation (Sotogrande Alto), at the foot of the golf course "La Cañada". What defines this development, in which the environment is the protagonist, is the vegetation and outdoor spaces that articulate and give meaning to the entire architecture of the project. The motto of the proposal is "a garden with houses". The exclusivity, sustainability and design of its villas in a natural and closed environment. The urbanisation will have a paddle tennis court. With easy access to the A-7 (Exit 1094) allows, in just a few minutes, access to the Marina of Sotogrande, which is only 7 km away and enjoy its wide range of l...

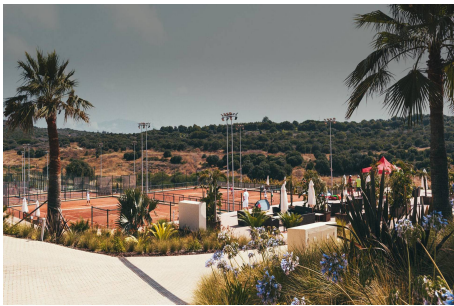
Telephone: +34 672 384 754  
Email: james@roblaver.com  
C/ Castaño, 22, 11310 Sotogrande



Rob Laver  
ESTATE AGENTS



# Gallery



Telephone: +34 672 384 754  
Email: james@roblaver.com  
C/ Castaño, 22, 11310 Sotogrande



**Rob Laver**  
ESTATE AGENTS

# Property Description

**Location:** La Reserva, Sotogrande, Spain

Los Albares de Sotogrande, is an elegant residential complex of 49 villas designed by the architectural firm Torras y Sierra, with a traditional style design, in the Sotogrande urbanisation (Sotogrande Alto), at the foot of the golf course "La Cañada". What defines this development, in which the environment is the protagonist, is the vegetation and outdoor spaces that articulate and give meaning to the entire architecture of the project. The motto of the proposal is "a garden with houses". The exclusivity, sustainability and design of its villas in a natural and closed environment. The urbanisation will have a paddle tennis court.

With easy access to the A-7 (Exit 1094) allows, in just a few minutes, access to the Marina of Sotogrande, which is only 7 km away and enjoy its wide range of leisure; Trocadero Sotogrande, KE restaurant and golf courses (La Cañada Golf Club, La Reserva Club Sotogrande, Real Club de Golf Valderrama, etc.).

The properties are mainly organised in 3 typologies:

**Patio Houses:** a group of 19 semi-detached houses in the northernmost part of the plot. They constitute the "village area of the project", composed of a contemporary architecture, with flat roofs. In each of these homes, the spaces are articulated around a private courtyard, which has a garden, swimming pool and pergola area. These homes have 3 en-suite bedrooms on the second floor, while the main living-dining room and kitchen spaces are located on the first floor, in continuity with the outdoor spaces belonging to the courtyard. They also have a small basement for laundry. Basement floor for installations and laundry room.

**Garden houses:** they are configured with a more timeless architecture, with volumes that combine with each other on the different gardens and platforms, adapting to the topography of the land. The 24 semi-detached houses of this typology each have a plot with an independent garden and swimming pool, as well as a large pergola that will allow the interior space to be extended to the exterior, in order to enjoy the climate of Sotogrande. Most of them have an area of more than 300 m<sup>2</sup> of plot. Basement floor for installations and laundry room.

**Detached / Individual Houses:** there are six units of this type. They have the same characteristics as the semi-detached houses. These villas are located in the southern area of the plot, where the slope of the land is more pronounced, the plots are larger in area, some of them exceeding 1000 m<sup>2</sup>. Basement floor for installations and laundry room. These homes have 4 bedrooms, 4 bathrooms and toilet.

The design of the homes responds to the highest demands of comfort and quality, from the air conditioning and underfloor heating by aerothermics, to the furnished and equipped kitchens, through a careful choice of finishes, everything responds to a first class product and its environment to the

latest trends.

All the homes in Los Albares de Sotogrande are equipped with photovoltaic panels.

The development is already in pre-commercialisation.



# Additional Info

For Sale	Beds: 3	Baths: 4
Type: Semi-Detached House	Area: 270 sq m	Garage: Private
Parking Spaces: 2	Pool: Private	Internal Area : 270 sq m

