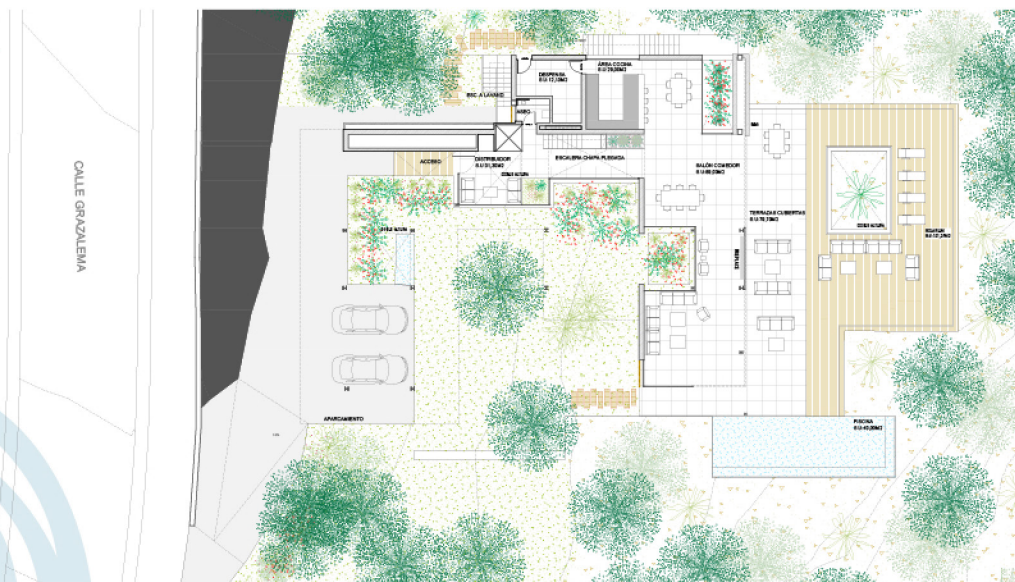


Emplacement

Entrance printed concrete ramp, parking space for 2 cars, garden, access to the basement platform, service room and mechanical room.

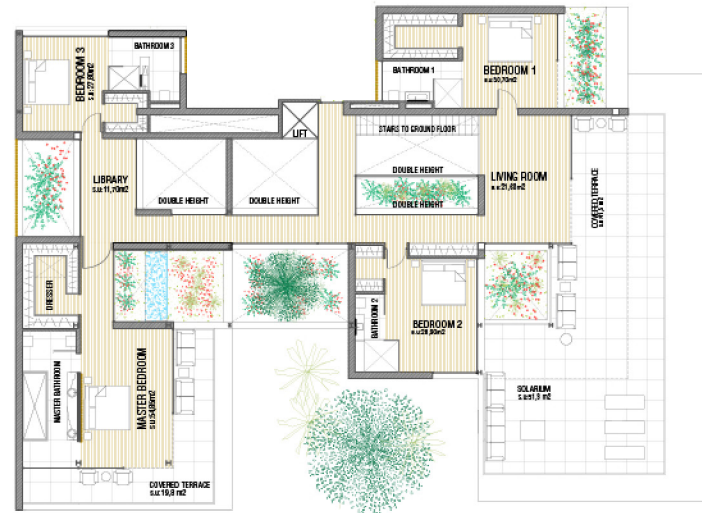
- Bedrooms 5
- Bathrooms 5+1
- Built 525,00m²
- Terrace 314,00m²
- Plot 2.872,00m²



First Floor

SURFACE SUMMARY
Living room, 4 bedrooms with en suits bathrooms and dressing rooms, library, planters, extensive terraces.

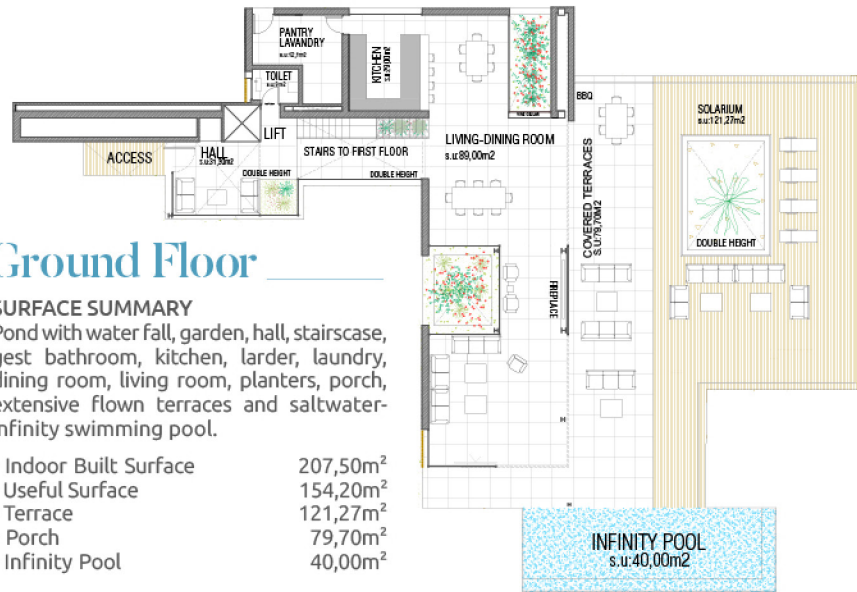
- Indoor Built Surface 243,00m²
- Useful Surface 202,50m²
- Terrace 51,30m²
- Porch 61,30m²



Ground Floor

SURFACE SUMMARY
Pond with water fall, garden, hall, staircase, gest bathroom, kitchen, larder, laundry, dining room, living room, planters, porch, extensive flown terraces and saltwater-infinity swimming pool.

- Indoor Built Surface 207,50m²
- Useful Surface 154,20m²
- Terrace 121,27m²
- Porch 79,70m²
- Infinity Pool 40,00m²



Basement Floor

SURFACE SUMMARY
Bedroom with bathroom, mechanical room, platform multiuse, planter, garden.

- Indoor Built Surface 73,55m²
- Useful Surface 57,70m²



Qualities

360° Sea and Mountain view
Close to Golf and Port
Bright, fresh and private house
Close to International School
Close to The Beach - La Reserva Club
Near to a 5* SO Sotogrande Hotel

Air conditioner
Underfloor heating
Garden with lighting
Video entrance
Internet-Wifi
Double glazing

Automatic irrigation system
Altherma System for AC, FH & SHW
Saltwater-infinity swimming pool
Covered and uncovered terraces
Entrance pond with waterfall
Bedrooms with wooden floors

EXTRAS:
Fitted kitchen and laundry
Decoration and Furniture
Fitted wardrobes
Fireplace
Winery and BBQ
Lift and Gym



LASNUBES

a Paradise over the pines

DEVELOPER

PROMANQUE
PROMOCIONES INMOBILIARIAS

PROJECT MANAGER

LOEN
PROJECT MANAGEMENT

RED POINT
CRAFTED BUILDERS

ARQUITECT

F81 | FLOW81
ARCHITECTURE LAB
BY ARRESGU & MERINO

VILLA LASNUBES
URB. ALMENARA
C. GRAZALEMA, Nº22
SOTOGRANDE ALTO
SAN ROQUE
CÁDIZ • SPAIN

CONTACT

GRUPO LOEN ASOCIADOS
To find out more about this villa,
please get in touch with:
Venus Soto
T. +34 952 86 60 80
M. +34 667 05 64 54
info@grupoloen.com
www.grupoloen.com

Grupo Loen & Asociados
 grupoloen





Villa Las Nubes

Stunning Modern Villa with Panoramic Views to the Sea and Golf in Sotogrande.

For sale this spectacular villa with modern architecture and a unique design. The villa has been designed **under the principles of neuroarchitecture**, to enjoy the best views in a unique environment full of beautiful pine forests. Building with luxury qualities and in an exclusive location, at a walking distance from the **just restyled 5* SO Sotogrande Hotel** with 6 restaurants and a luxury SPA, near the golf course and the international school. A few minutes from the port, the **Country Club of La Reserva, the Beach – La Reserva Club Sotogrande** and various Polo Clubs.

Don't miss this great opportunity to buy a different house.

