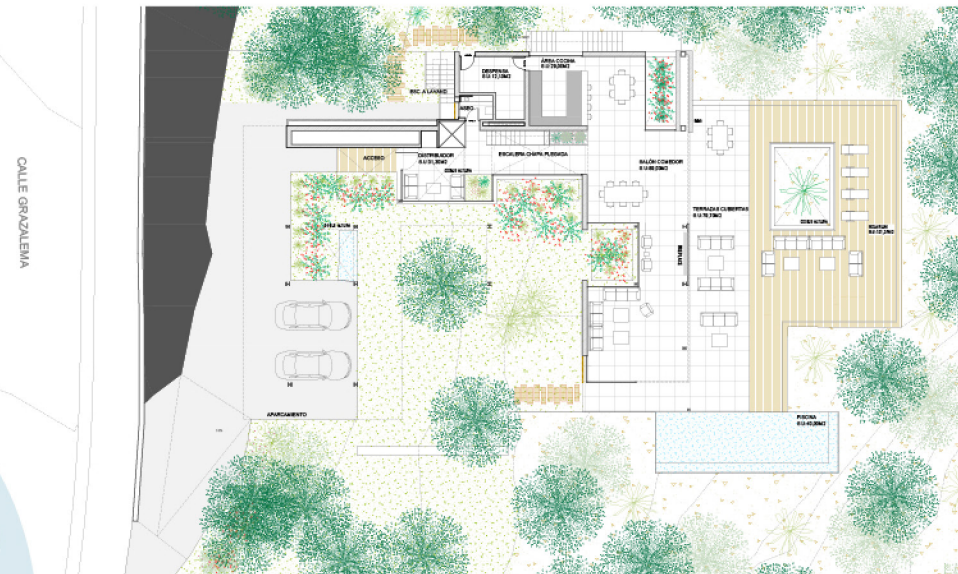


## Emplacement

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 525,00m<sup>2</sup>
- Terrace 314,00m<sup>2</sup>
- Plot 2.872,00m<sup>2</sup>



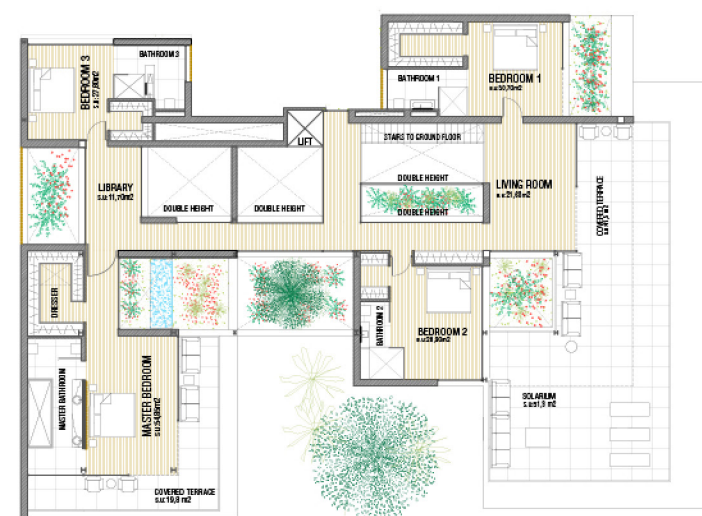
# LASNUBES

a Paradise over the pines

## First Floor

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

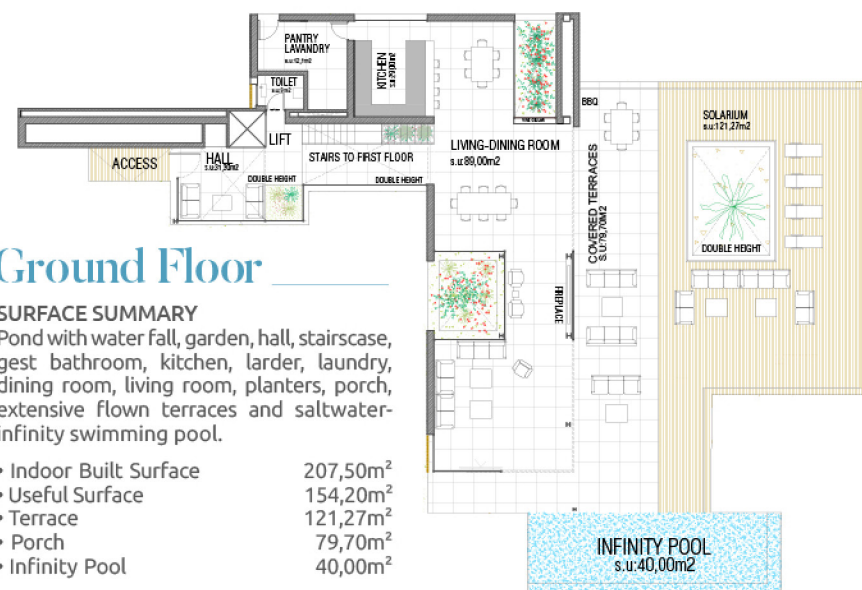
- Indoor Built Surface 243,00m<sup>2</sup>
- Useful Surface 202,50m<sup>2</sup>
- Terrace 51,30m<sup>2</sup>
- Porch 61,30m<sup>2</sup>



## Ground Floor

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

- Indoor Built Surface 207,50m<sup>2</sup>
- Useful Surface 154,20m<sup>2</sup>
- Terrace 121,27m<sup>2</sup>
- Porch 79,70m<sup>2</sup>
- Infinity Pool 40,00m<sup>2</sup>



## Basement Floor

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

- Indoor Built Surface 73,55m<sup>2</sup>
- Useful Surface 57,70m<sup>2</sup>



## 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:

Fireplace  
Winery and BBQ  
Lift and Gym

### DEVELOPER



### PROJECT MANAGER



### ARQUITECT



### VILLA LASNUBES

URB. ALMENARA  
C. GRAZALEMA, Nº22  
SOTOGRADE ALTO  
SAN ROQUE  
CÁDIZ • SPAIN

### CONTACT

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f Grupo Loen & Asociados

ig 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.



Environment



RESERVA CLUB SOTOGRANDE