

Retiro

L A R E S E R V A

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*“Next to one of the most beautiful and iconic areas of the La Resera golf course,
Villa Retiro is designed to take advantage of the unique characteristics of the site”.*



Life in Sotogrande from 1962

For the past 6 decades, Sotogrande has been preserved as an oasis of green and protected surroundings offering its residents a one-of-a-kind retreat in the Costa del Sol.





Capturing the elite. Slim Aarons’ “Poolside in Sotogrande”

The American society photographer Slim Aarons was famous for his pictures of the rich and famous at play. His ‘poolside’ shots of 1975 capture a unique glimpse of Sotogrande society, with sun-tanned bodies lazing by crystal-blue pools surrounded by clipped jade green lawns.





But Sotogrande is not just a paradise for elite sportsmen and women; it is a lifestyle in itself. The wide tree-lined avenues, the golden beaches, the inland marina, create an atmosphere of serenity and beauty. A diverse gastronomic landscape celebrating Andalusia and beyond to satisfy every taste. Exclusive boutiques bring to life a scene where elegance and comfort are the norm.

Sotogrande Polo, another first for this storied destination! Polo has been synonymous with Sotogrande, and it is now widely recognised as one of the foremost polo clubs in the world with the annual Santa María Polo tournament hosted every summer without interruption since 1965.

Sotogrande Marina, established in the 1990s, stands at the core of Sotogrande's thriving sailing community. With a generous offering of more than 834 berths accommodating vessels of various sizes, from agile powerboats to elegant sailing yachts, it exudes a vibrant and lively atmosphere.





SO/ Sotogrande Spa & Golf Resort Hotel

Hidden away in the Andalusian countryside, live life the Spanish way for a family holiday, golf weekend or spa break at this stylish 5-star lifestyle and wellness retreat.

For a getaway and a taste of diversity, a blend of the deepest Andalusian tradition and at the same time a sophisticated ambience, the SO/ Sotogrande Spa & Golf Resort Hotel is available to residents of La Reserva.

The gastronomic options range from Andalusian cuisine at Cortijo Santa María 1962, artisan cocktails at IXO Tapas & Bar, barbecue flavours at MarXa Chiringuito and a sense of golf camaraderie at Society Clubhouse.

The sophisticated and versatile facilities of SO/ Sotogrande Spa & Golf Resort Hotel boast an intense activity: golf tournaments, gala dinners, welcome cocktails, meetings, conferences are held throughout the year.

Try one of the signature treatments offered by Spa & Wellness Club Sotogrande, enjoy the indoor pool, hydrothermal circuit and stay in shape at the 24/7 gym.

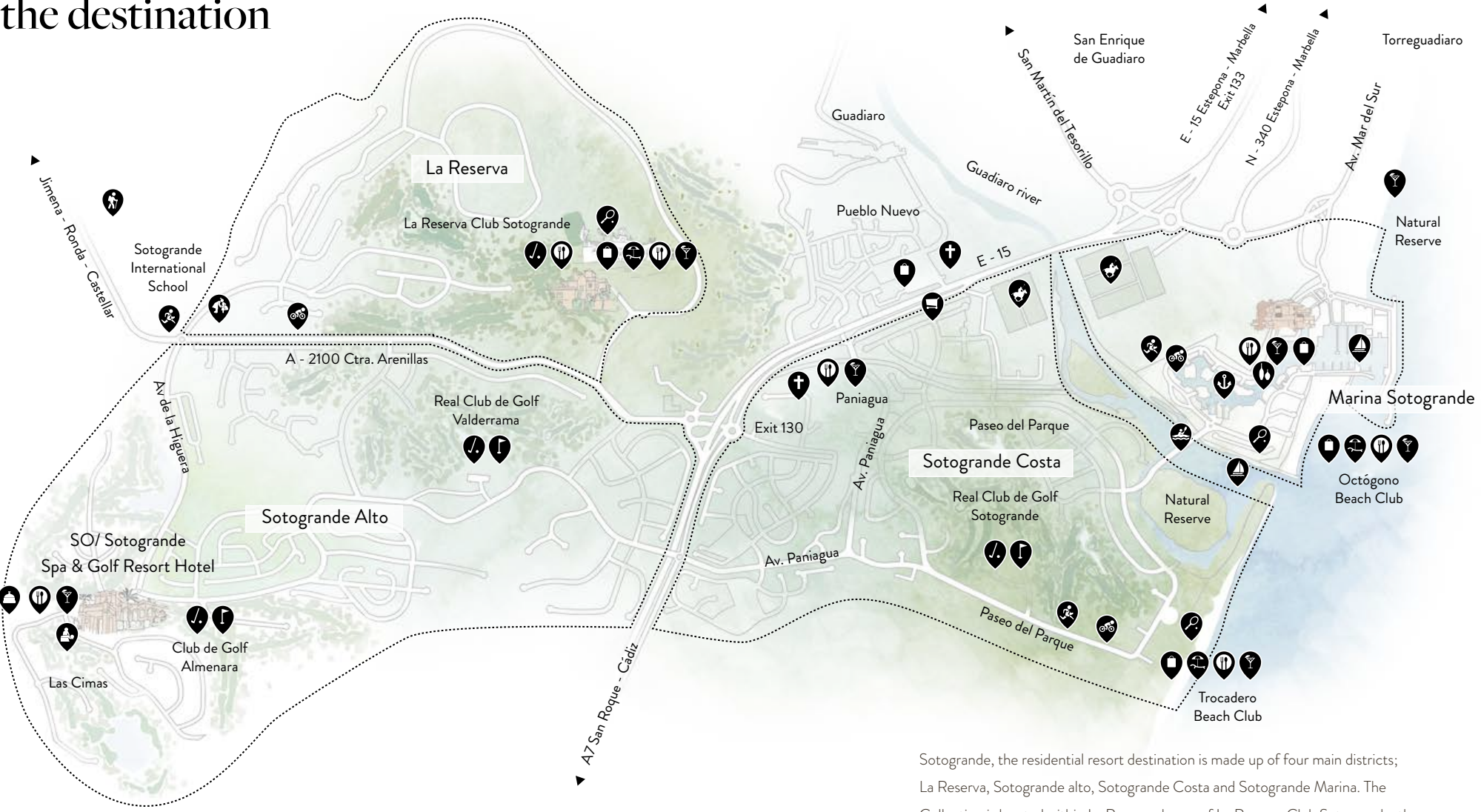


Within easy reach from Europe

Sotogrande is perfectly positioned in one of the most sought-after enclaves of the Andalusian coast and easily reachable from all of Europe’s capital cities and beyond. Sotogrande offers unparalleled opportunities to come for a short stay or longer.



Sotogrande, the destination



Sotogrande, the residential resort destination is made up of four main districts; La Reserva, Sotogrande alto, Sotogrande Costa and Sotogrande Marina. The Collection is located within La Reserva, home of La Reserva Club Sotogrande, the newest private residential and country club project developed by Sotogrande S.A.

- Trekking
- Street Market
- Sailing
- Real Club Náutico
- Tennis
- Supermarket
- School
- Church
- Golf
- Kayak
- Running
- Cycling
- Driving Range
- Beach Club
- SPA
- Restaurant
- Hotel
- Bar
- Shopping
- Polo



La Reserva, the place to be

La Reserva constitutes the newest among the four districts that compose the Sotogrande estate. Capitalizing on the rich heritage of this destination, La Reserva provides an ideal “private retreat” tailored to like-minded families.

Encompassing a sprawling 650 hectares, it presents discerning families with an idyllic country club ambiance, allowing them to relish the things that truly matter. It reimagines the Sotogrande lifestyle through a select collection of private residences, offering their inhabitants a genuine sense of belonging.

This is a place where you can reconnect with yourself and your loved ones, offering the perfect place to live, relax, recharge your batteries and bring up a family, with everything you need on your doorstep.



La RESERVA
SOTOGRADE



Trekking



Tennis



School



Golf course



Runnig



Cycling



Driving range



Beach Club



SPA



Restaurant



Hotel



Bar



Shopping





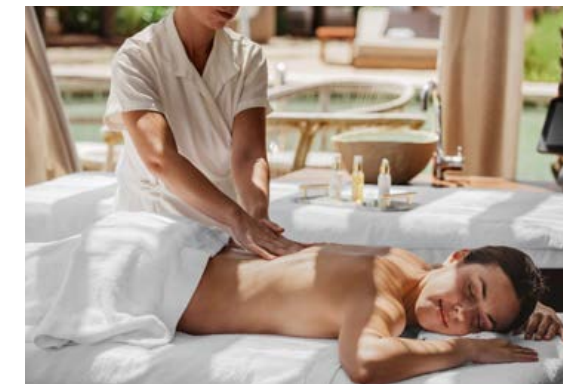
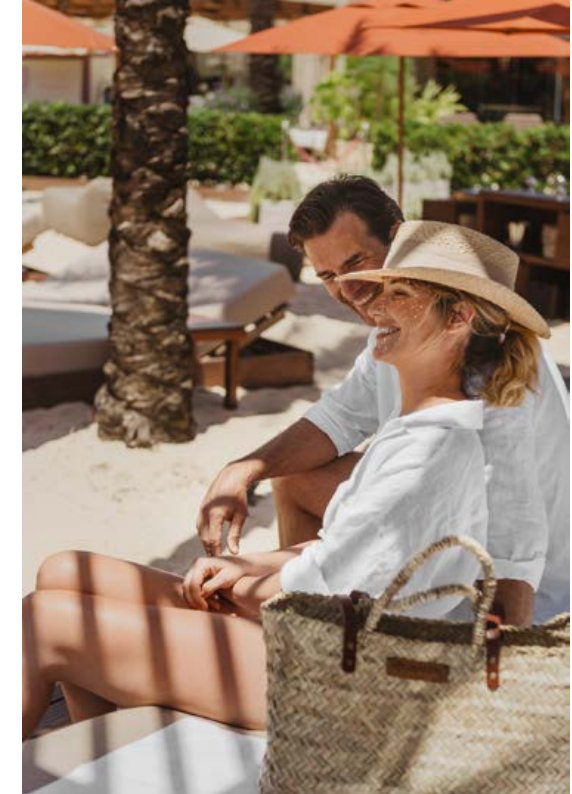
Life, exactly as it should be

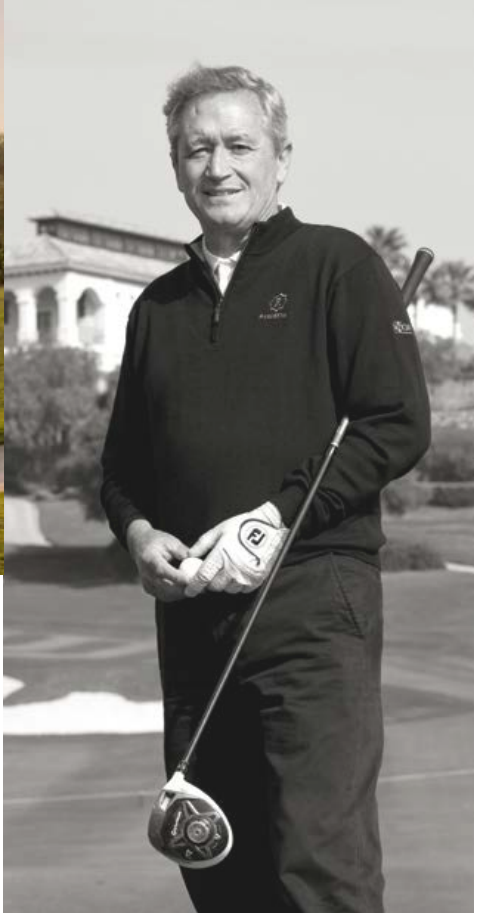
Our commitment lies in ensuring that we attend to every detail on your behalf, allowing you to wholeheartedly savour your time in Sotogrande.

This encompasses project management, guiding you through the conceptualization and construction of your home, flawless home maintenance programs, and exclusive access to La Reserva Club, as well as cutting-edge amenities for your family's pleasure. Beyond golf and tennis, you'll find The Beach, featuring a restaurant and wellness facilities.

The Golf, Tennis, paddle, hiking, biking and water sports facilities, all nestled within nature and greenery, provide a one-of-a-kind setup not seen anywhere else on Spain's coastline.

Space, panoramic views and low density, the key factors of the La Reserva Real Estate offer.





18 unique holes

La Reserva Club boasts one of the most impressive golf courses in the world. The course, part of the World of Leading Golf network, features resident professional and Ryder Cup winner, Manuel Piñero.

Designed by the legendary Cabell B. Robinson, our golf course stands out for its wide fairways and fast greens, an irresistible challenge for accomplished golfers. The course is consistently ranked amongst the best golf courses in Spain.

At La Reserva Club, we know that golf is much more than a sport, it is a way of life. That's why we offer an exceptional golf experience that combines a passion for the game with the natural beauty of the surroundings.

“La Reserva has a magnificent golf course, one of the best in Spain, it is difficult to find a place like this in the world, one of the qualities of La Reserva is to be located in the middle of the Mediterranean forest, surrounded by fantastic natural beauty”.

Manuel Piñero.

La Reserva Club Golf Ambassador

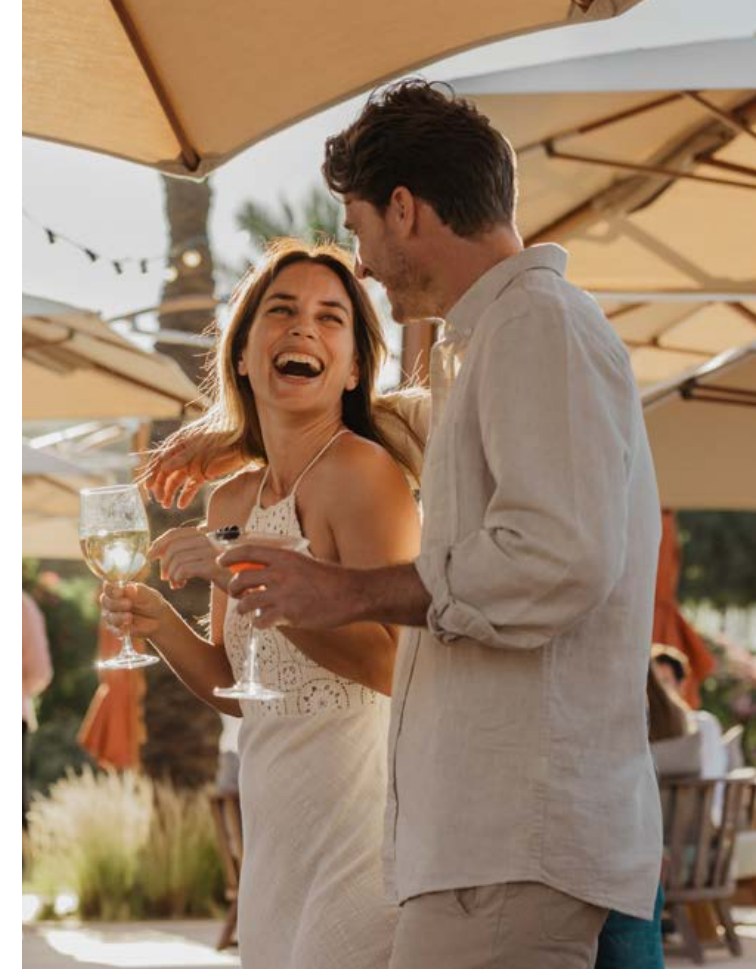


The Beach.

Experience the feeling of a pure beachfront, in La Reserva, in the middle of nature.

The Beach is a spectacular facility, designed to recreate a white sandy beach surrounded by nature. A magical place where you can enjoy the breeze, tranquillity and where fun and adventure blend in harmony.

The facilities at The Beach represent a great advantage for the residents. Space for a sophisticated and relaxed lifestyle, in harmony with nature, literally on their doorstep.





The club boasts a 17.000 m² sports lagoon, perfect for a wide variety of water sports. Paddle surfing, wakeboarding...



In addition, our restaurant offers a wide variety of dishes so you can enjoy a perfect lunch or dinner, and if you are looking for a moment of total relaxation.



Plan a day full of sensations.

The white sandy beach, the jewel of The Beach, is a family space very close to home where children will enjoy like never before.

A haven of sand and sun that offers unforgettable moments for the whole family.

And a magnificent heated swimming pool with all the facilities to enjoy a real day at the beach, surrounded by terraces where you can relax in the sun and enjoy delicious cocktails.



A perfect beach day, where you will be able to relax and be spoiled while your children are having fun in our Kids Club.



Tennis, padel and much more at the Racquet Centre

La Reserva Club is an exceptional place for tennis lovers. We have the best quality facilities for clay court tennis, with four perfectly maintained professional courts at your disposal.

You have no excuse if you need to improve your backhand or get started in the world of tennis, we have expert teachers who will help you perfect your technique, and if you are looking for a more intense workout, we have paddle courts where you can get fit while having fun.

Space for a sophisticated and relaxed lifestyle, in harmony with nature, literally on their doorstep.

Culinary delights...

Eating at La Reserva
is always doused in lashings
of local flavour.

La Reserva clubhouse

Find authentic Andalusian cuisine with a contemporary European twist in our charming restaurant at the clubhouse. Expect locally sourced, seasonal ingredients to take centre stage on the menu.

Ancala

Enjoy Mediterranean gastronomy with distinct smokey Jospir® flavours and the finest selection of fusion food at The Beach. Our chefs use the freshest, best-quality ingredients in a varied and delicious menu with snacks, salads, paella, fish and seafood, meat dishes and desserts.



The Racquet Centre

You can combine sport and the pleasure of a revitalising break.

The ideal place to get together with friends and continue enjoying your favourite sport in first class facilities.



Chiringa

Chiringa, a standout feature located on the sandy beach, enhances the gastronomic offerings of 'The Beach.' It follows the cherished tradition of popular beach bars but with a twist, presenting a vibrant and relaxed culinary experience. Dinners can indulge in mouthwatering smash burgers and artisanal pizzas, each crafted with care and a touch of culinary flair. Only in summer season.

Villa Retiro



Villa Retiro

An impressive villa with sweeping views over La Reserva, Gibraltar and the Mediterranean.

Defined by modern architectural lines, this unique 4-bedroom villa is spread across 3 floors respecting the natural shape of the plot.

Sitting on one of the highest peaks in Sotogrande, Villa Retiro is the maximum expression of simplicity putting emphasis in its unique location and extraordinary views over the Mediterranean Sea, the Rock of Gibraltar and the north coast of Africa.





Each aspect of the design ensures harmony between the construction and nature, creating environments that not only adapt to housing needs but also optimize interaction with the surrounding environment.

The interior and exterior spaces intertwine naturally, with natural light effortlessly flowing through wall-to-ceiling windows.

The modern architecture of the house integrates naturally into the landscape seeking to establish an emotional connection with nature, providing a unique living experience immersed in the surroundings.





Villa Retiro is accessed through a noble entrance on the middle floor.

An open living area, with a generous kitchen and dining as well as wide living space, open up to the infinity pool facing the horizon.

This south-facing terrace and porch include a barbecue area, outdoors lounge and pool.



This floor also hosts the spacious master suite, with a dressing area and direct access to the garden, with a private outdoor shower.

The lower floor includes a garage, laundry and gym.





On the top floor you will find the remaining three bedrooms, each cleverly positioned to enjoy the best views to the sea and maintain privacy. The three bedrooms are en-suite and benefit from private terraces.





Plot area: 2.882,00 sqm

Total built: 948.79 sqm

Orientation: South

Nº Floors: 3

AMENITIES

Outdoor pool

Lounge areas

BBQ and dining area

4 Bedroom suites:

1 Master suite

3 Suites

4 Bathrooms + 3 Toilets:

1 Master bathroom

4 Bathrooms (suites)

Lower Floor

1. Garage	77,02 sqm
2. Mep	30,48 sqm
3. Distributor	22,09 sqm
4. Laundry	11,38 sqm
5. Storage	15,24 sqm
6. Toilet	5,11 sqm
7. Multi-purpose room	95,54 sqm
8. Pool mep	6,82 sqm
9. Stairs	8,02 sqm
10. Elevator	2,89 sqm



Ground Floor

1. Lobby	23,24 sqm
2. Guest toilet	6,49 sqm
3. Living / dining area	123,69 sqm
4. Kitchen	25,31 sqm
5. Pantry	6,57 sqm
6. Distributor	12,99 sqm
7. Staircase	8,01 sqm
8. Main suite + dressing room + bathroom	49,78 sqm
9. Pool toilet	5,45 sqm
10. Elevator	2,89 sqm



Upper Floor

1. Staircase	8,01 sqm
2. Distributor	13,05 sqm
3. Suite 1 + bathroom	41,18 sqm
4. Suite 2 + bathroom	36,52 sqm
5. Suite 3 + bathroom	36,52 sqm
6. Elevator	2,89 sqm
7. Doble heigth	3,57 sqm



Indoor built area 783,45 sqm

Total covered terraces 202,85 sqm

Total uncovered terraces 255,68 sqm

Pool 132,80 sqm

Garden 1.516,95 sqm

Entrance 503,70 sqm

Plot 2.882,00 sqm

Built areas

Quality specifications

Exterior finishes

- SATE external thermal insulation system, fine finish, off-white color.
- Limestone cladding, silver travertine type.
- Wooden false ceiling.



Exterior Carpentry

- Large sliding windows on the ground and upper floors. Fixed windows and tilt-and-turn doors.
- Minimalist profile aluminum carpentry with thermal break, brand CORTIZO or similar.
- Glazing with solar control.
- Motorized exterior blinds, windscreen type.
- Rectangular section aluminum slats.
- Sectional garage door, type Hörmann.
- Motorized sliding gate for vehicle access to the property.
- Iroko wood-clad pivot door, large format, for access to the house.



Exterior Paving

- Vehicle access areas with aged concrete pavers or granite.
- Pedestrian walkways paved with stone (Villa Retiro).
- Floating flooring on porches with large-format non-slip porcelain tiles.



Interior Flooring

- Large-format porcelain tiles, by Porcelanosa or a similar brand.

Vertical Wall Coverings

- Large-format porcelain tiles in bathrooms, by Porcelanosa or a similar brand.
- Porcelain tiles in utility rooms and laundry rooms, by Porcelanosa or a similar brand.
- Glass railing for interior staircases.

Interior Carpentry

- Full-height doors finished in wood.
 - Wardrobes with hinged and sliding doors veneered in wood to match the doors or lacquered in a color similar to the walls.
- Interiors veneered in melamine, with options available.





Domotics

- Lighting control.
- Climate control.
- Flood alarm control.
- Garage door and gate opening/closing control.
- Curtain control via app.
- Interior/exterior Wi-Fi.

Climate Control

- Energy generation system using Aerothermal technology: a heat pump with a variable refrigerant flow (VRV) system by Mitsubishi, featuring a recovery system to reutilize residual heat or cold that would otherwise be dissipated into the environment. This energy is used for climate control or domestic hot water (DHW) production when there is demand for these services.
- Underfloor heating throughout all rooms and fan coil units for cooling/heating supply. DHW production is carried out through an instant production inertia system powered by the hydrokit connected to the variable refrigerant flow systems.
- Air renewal for the entire home is ensured by mechanical ventilation with two heat recovery units.

Sanitary Fixtures and Faucets

- Sanitary ware by Porcelanosa and high-end faucets by HANS GROHE.
- Floor-level rain-effect showers and a freestanding bathtub in the master bedroom.



Kitchen and Appliances

- “Premium” or top-brand kitchen furnishings with designer cabinetry and layout according to the project, by Bulthaup, Valcucine, or a similar brand.
- “Premium” or top-brand laundry room furnishings with designer cabinetry and layout according to the project, by Bulthaup, Valcucine, or a similar brand.
- Complete set of appliances: induction cooktop, range hood, oven, microwave, freezer, refrigerator, washing machine, and dryer, by SIEMENS or a similar brand.



* Brands and Qualities subject to modification with similar alternatives.



Exteriors

- Ornamental landscaping around the house with an automatic irrigation system, and the rest of the plot planted with low-maintenance native vegetation.
- Perimeter overflow swimming pool at ground level, lined with Liner.
- Ornamental and pathway lighting integrated with the house.
- Suspended outdoor wood-burning fireplace.



Additional Installations

- Water softener for water treatment.
- Photovoltaic system with solar panels and inverter.
- Electric elevator with three stops by OTIS, Thyssen, or a similar brand.



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THE COLLECTION

SOTOGRADE - ANDALUCÍA

Your property is just the beginning - be part of so much more.

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Sotogrande. Extraordinary by Nature.

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