

LUXURY VILLA THE CYPRESS POINT SOTOGRANDE, SPAIN

By DNA





...
"The future belongs to those who believe in the beauty of their dreams"

-ARYANOUR DJALALI

Elevated Living

Experience the allure of the Mediterranean from the serene slopes of Sotogrande Alto, overlooking Costa del Sol and Africa beyond.





Timeless Luxury: 60 Years of Sotogrande

SINCE 1962, Sotogrande has thrived as a pristine oasis, offering its residents a unique blend of natural beauty and upscale living for an extraordinary experience within the Costa del Sol.





SOTOGRADE'S GOLFING scene boasts world-class courses set against breathtaking landscapes, making it a premier destination for golf enthusiasts worldwide.

"VILLA IN SOTOGRADE" (1975)

SLIM AARONS, an American photographer of the rich and famous, captured in his shots the very essence of life in Sotograde: sophisticated simplicity and barefoot luxury.



Sotogrande is a coveted destination for those seeking an unparalleled luxury life. Its exclusive real estate offerings boast waterfront villas, elegant apartments, and grand estates, providing residents with opulence and privacy. The area's high-end golf courses, including Valderrama and Real Club de Golf Sotogrande, cater to avid golfers seeking challenging rounds amidst breathtaking landscapes.



Sotogrande's prestigious polo scene, centered around the Santa Maria Polo Club, attracts polo aficionados and adds an air of sophistication to the equestrian culture.



LUXURY LIFESTYLE
WITH ELEGANT
DINING



STUNNING
MEDITERRANEAN
SEA VIEWS



Sotogrande boasts an array of high-end shopping opportunities, featuring exclusive boutiques and designer stores. Residents can explore luxury fashion, jewelry, and accessories, satisfying their taste for the finest things in life.

The wellness facilities and spa services at luxury resorts and hotels cater to residents' desires for relaxation and rejuvenation.

Sotogrande's cultural and social events include polo matches, golf tournaments, art exhibitions, and exclusive parties, creating a vibrant and engaging social calendar for residents to enjoy.

ANDALUCIA - SPAIN



Córdoba

Sevilla

Granada

Ronda

Málaga

Marbella

SOTOGRADE

Algeciras

Gibraltar

Tarifa

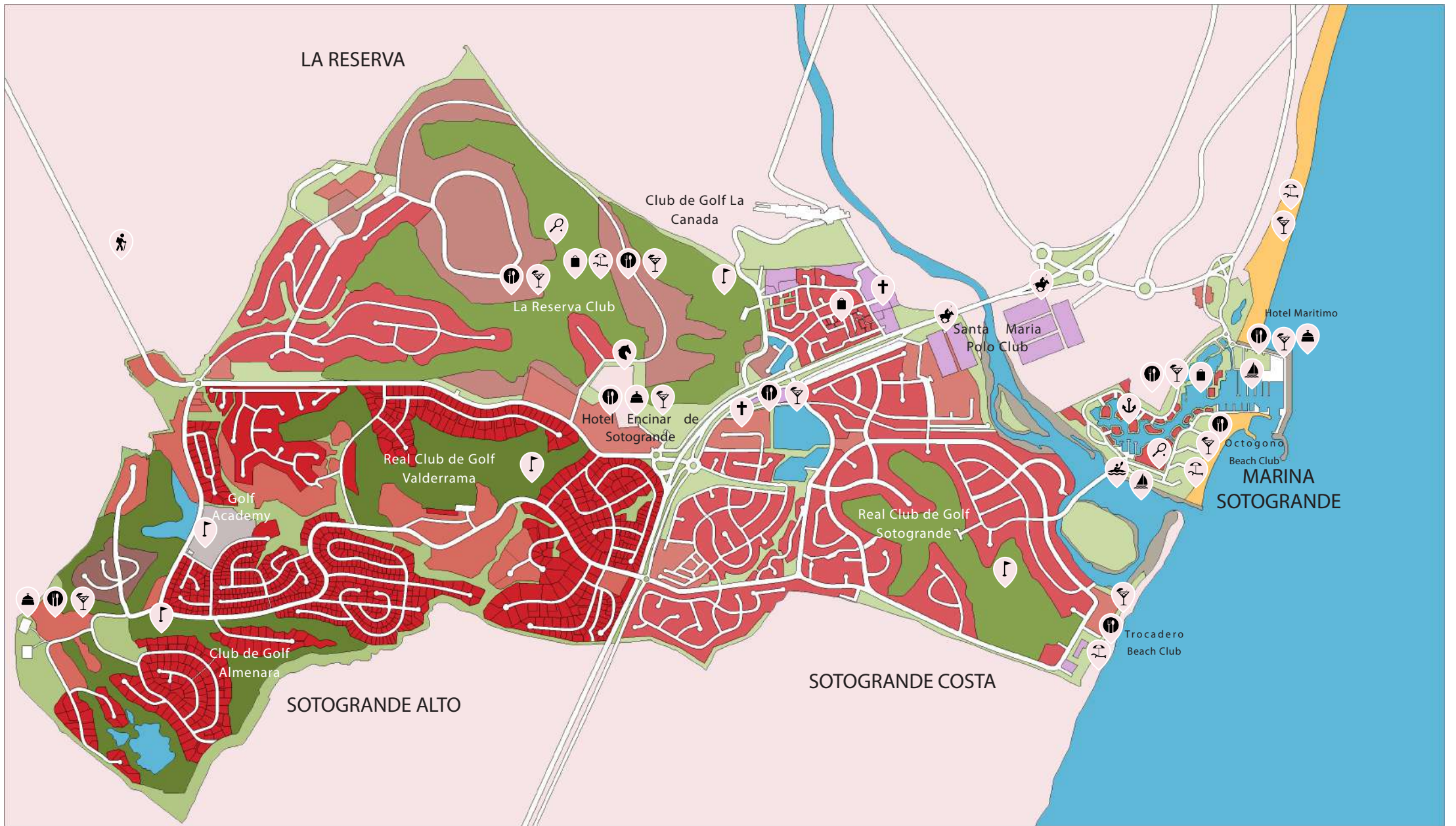
Jerez de la
Fontera
















Cádiz

Tangier

ATLANTIC OCEAN

MEDITERRANEAN SEA



- 
 Trekking
- 
 Sailing
- 
 Real Club Nautico
- 
 Tennis
- 
 Church
- 
 Golf
- 
 Kayaking
- 
 Beach
- 
 Spa
- 
 Restaurant
- 
 Hotel
- 
 Horse Riding
- 
 Bars
- 
 Shopping
- 
 Polo





Sotogrande Alto, at the top...

Sotogrande Alto is one of the distinct districts that completes the original estate of Sotogrande. It is known for its exceptional living experience that harmoniously combines luxury with natural beauty. Nestled in the hills and covering an expansive area of expensive real estate, Sotogrande Alto presents residents with a serene country club setting, where families can savor the best of resort-style living. With its own gated communities and carefully curated amenities, Sotogrande Alto caters to discerning families seeking a haven of privacy and exclusivity.



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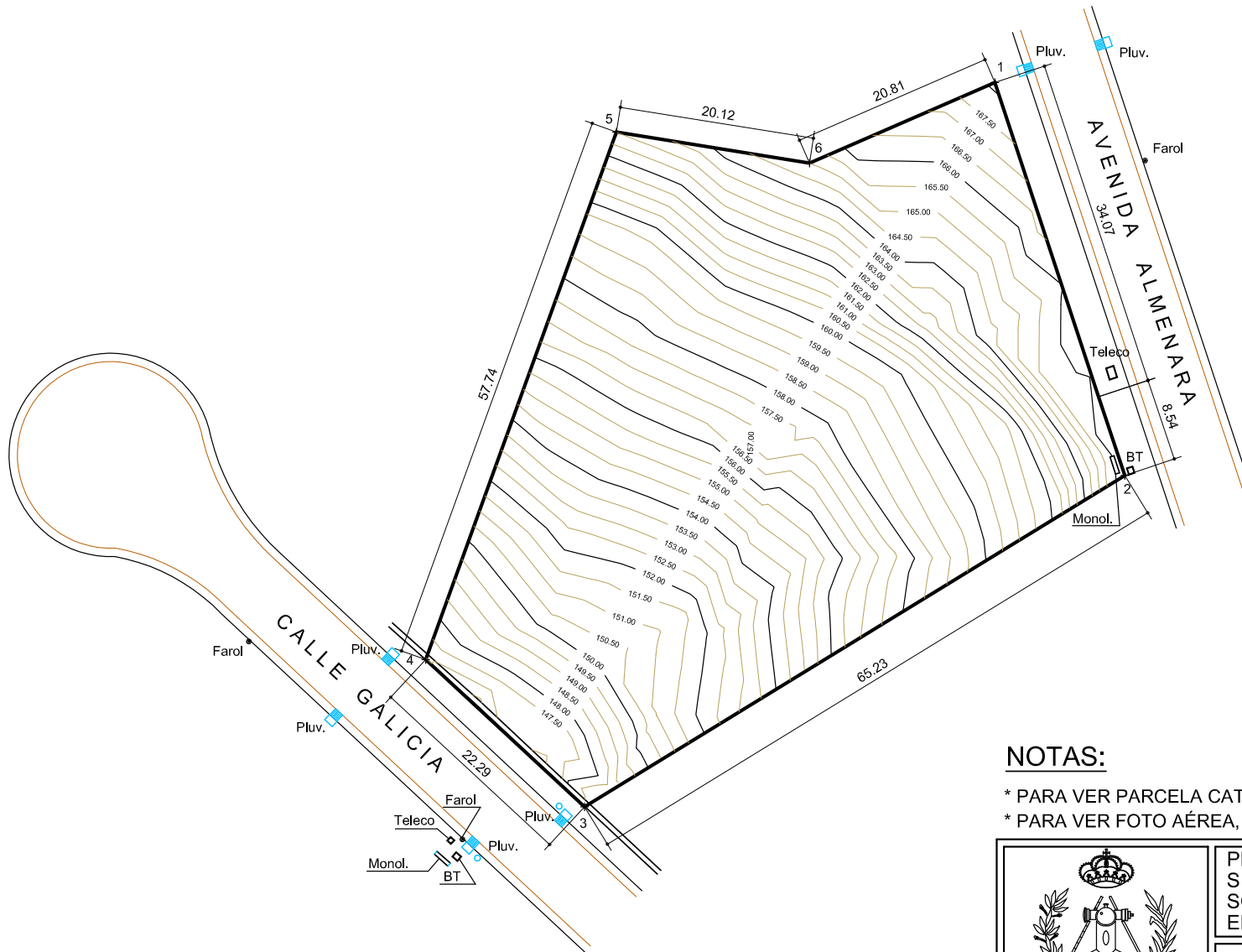
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COORDENADAS U.T.M.

DATUM ETRS-89 HUSO 30
GEOIDE EGM08-REDNAP

NÚMERO	COORD.X	COORD.Y
1	288878.135	4016719.640
2	288891.505	4016679.182
3	288835.900	4016645.079
4	288819.552	4016660.231
5	288839.185	4016714.530
6	288859.051	4016711.343



NOTAS:

- * PARA VER PARCELA CATASTRAL, ACTIVAR CAPA "CATASTRO"
- * PARA VER FOTO AÉREA, ACTIVAR CAPA "AÉREA"

	PLANIMETRÍA GEORREFERENCIADA DE PARCELA URBANA SITA EN AVENIDA ALMENARA Nº 2, EN URBANIZACIÓN SOTOGRANDE, REF. CATASTRAL Nº 9166503TF8196N, EN EL TÉRMINO MUNICIPAL DE SAN ROQUE, CÁDIZ.-
	Petic.: M ^a DEL ROSARIO DE FÁTIMA PARRA PARRA
	Realizado: José María Torío Cervigón

Sup. Total = 3.176,07 m²

**PLANIMETRÍA
GEORREFERENCIADA**

ESCALA: 1/500

FECHA: 09/2021

PLANO Nº

1

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OWNER



SALES



ARCHITECTS

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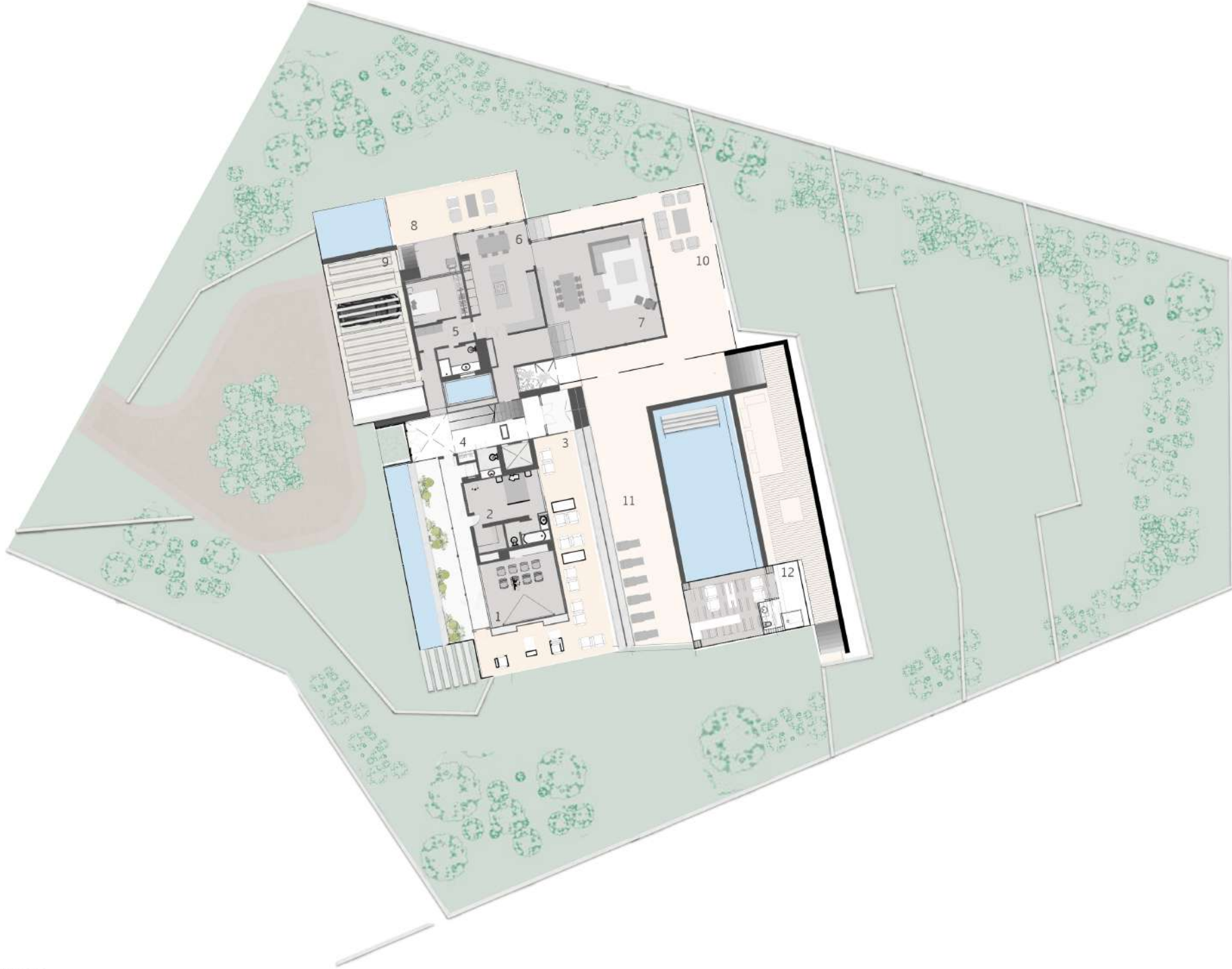
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- 1: CINEMA
- 2: BEDROOM 1
- 3: OUTDOOR LOUNGE DECK
- 4: ENTRANCE HALL AND STAIRWELL
- 5: MAIN BEDROOM
- 6: KITCHEN
- 7: LOUNGE
- 8: WOODEN DECK BALCONY
- 9: GARAGE
- 10: OUTDOOR DECK
- 11: POOL
- 12: COVERED WOODEN DECK AND BATHROOM

LUXURY VILLA THE CYPRESS POINT

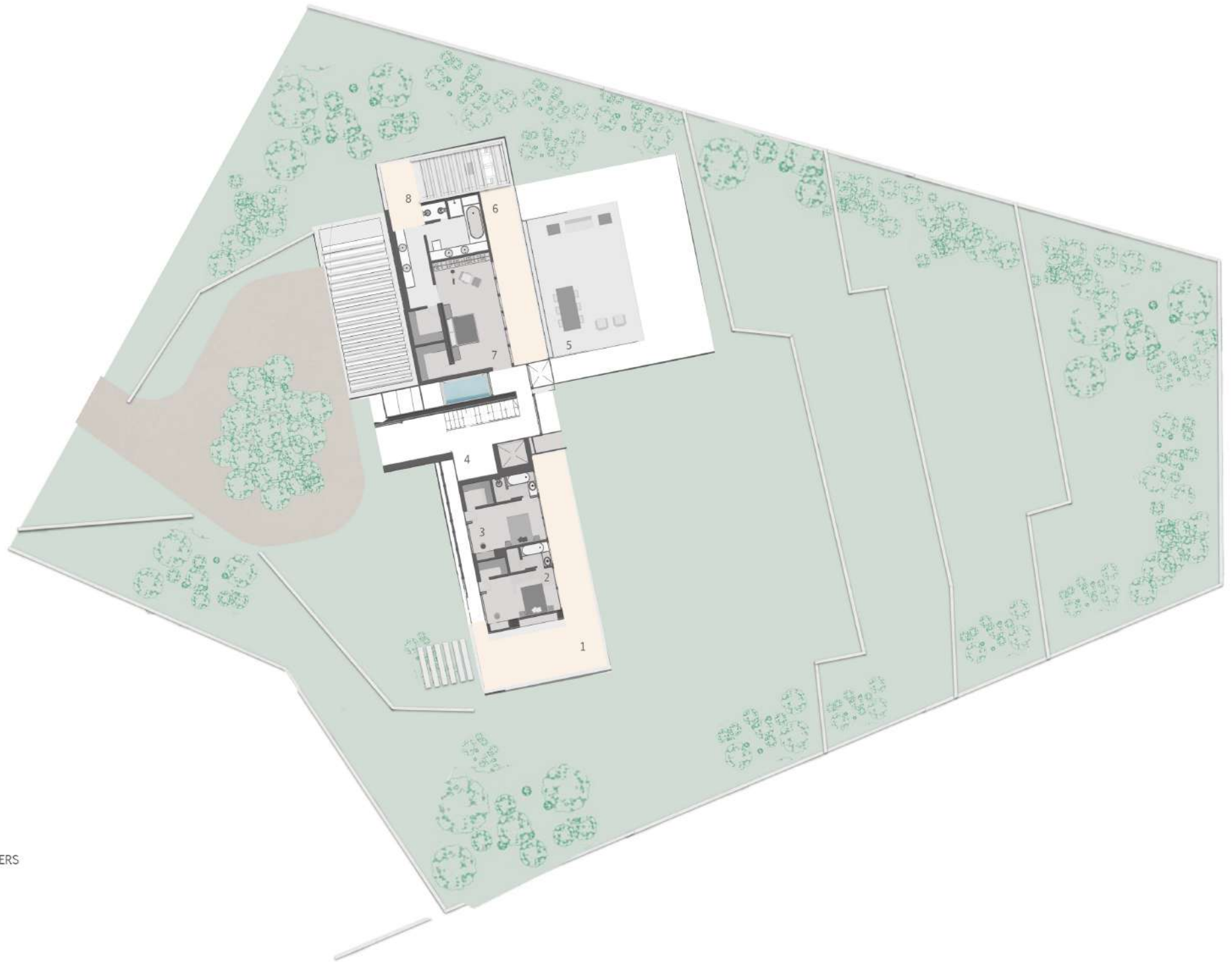
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OWNER SALES ARCHITECTS



- 1: OUTDOOR DECK
- 2: BEDROOM 1
- 3: BEDROOM 2
- 4: STAIRWELL CORRIDOR
- 5: LOUNGE
- 6: WOODEN DECK
- 7: MASTER BEDROOM
- 8: WOODEN DECKING OUTDOOR COVERS

LUXURY VILLA THE CYPRESS POINT

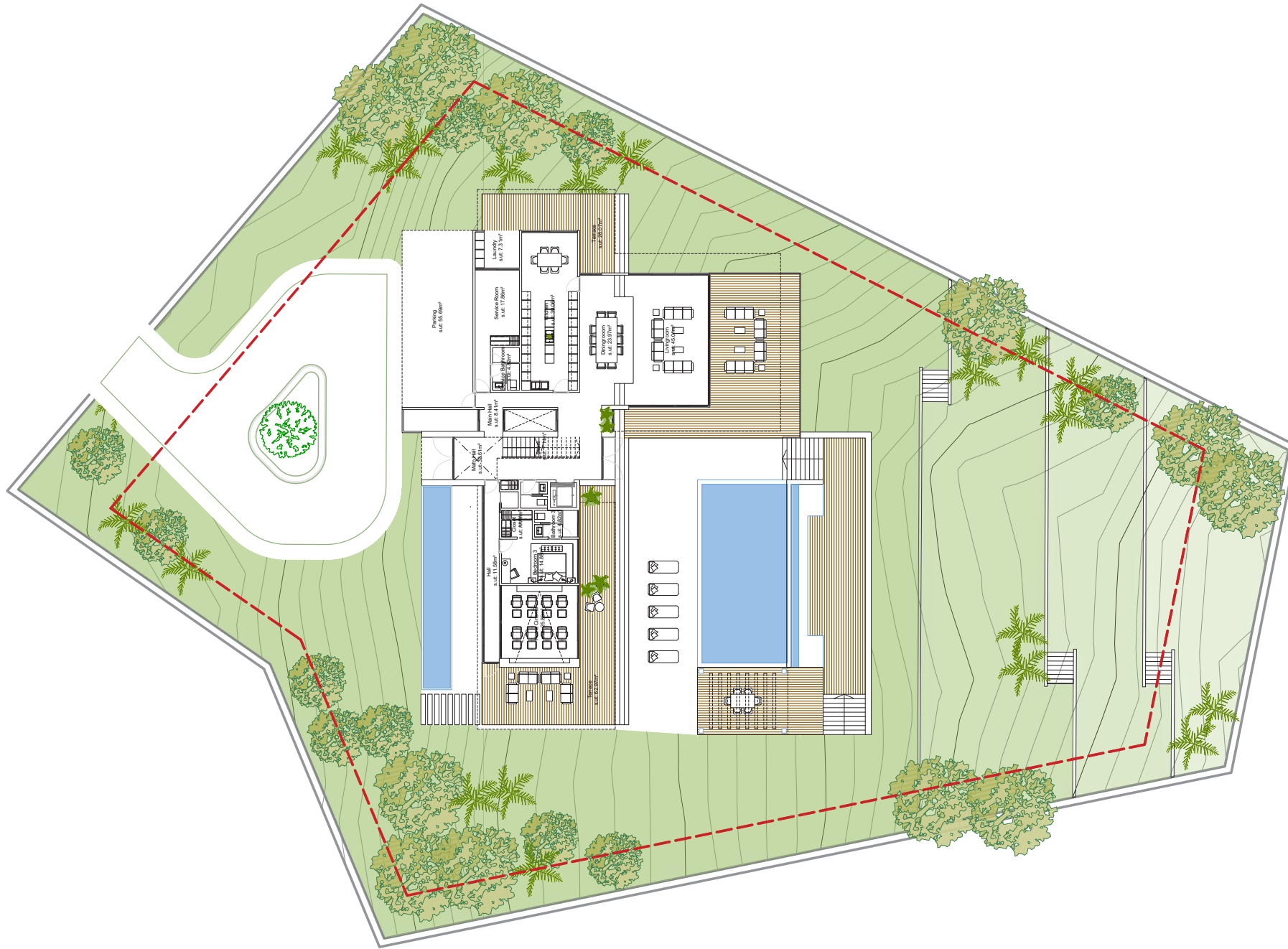
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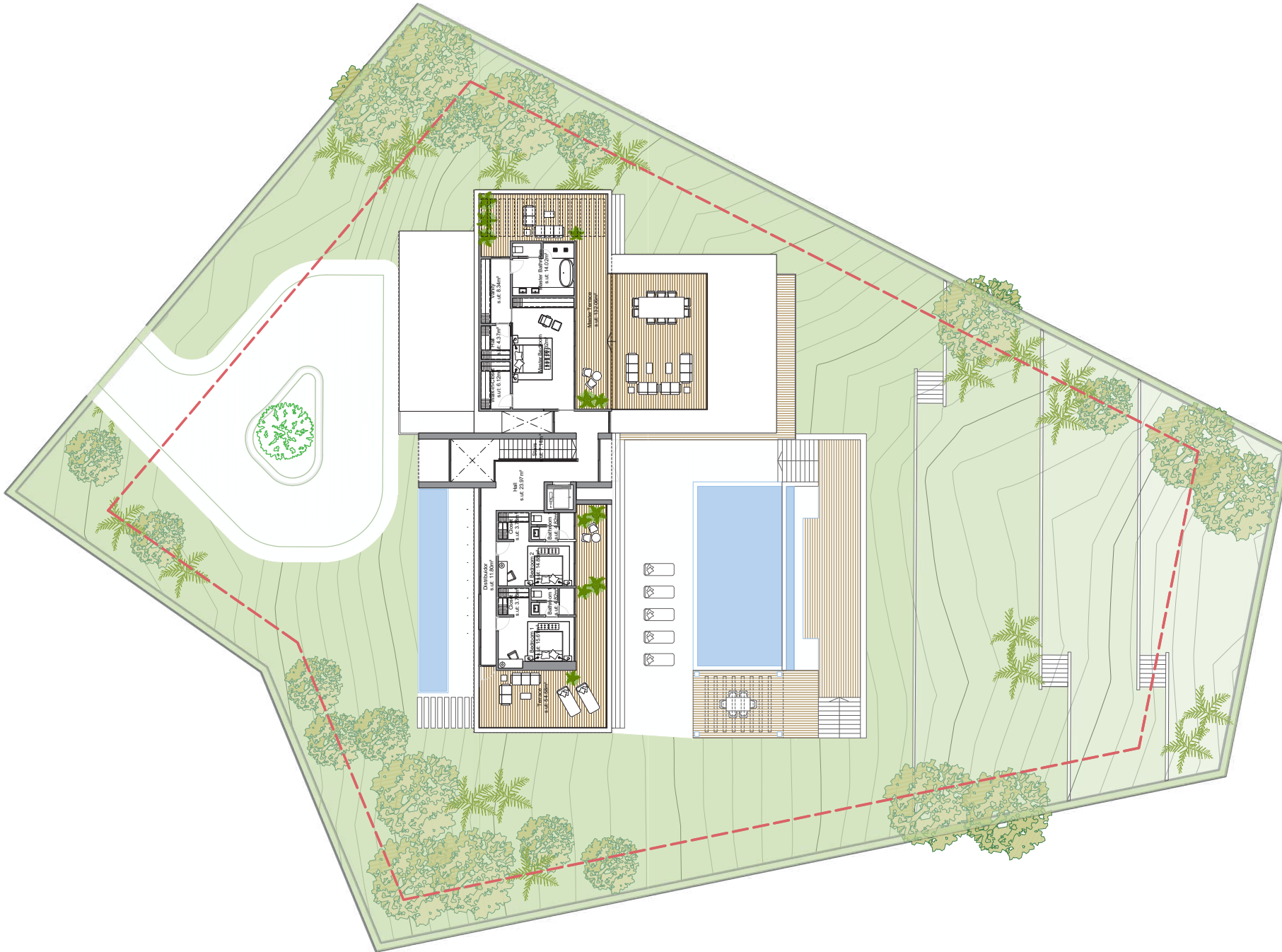
First Floor Areas

Master Bedroom	30.32 m ²
Walk In Closet	6.12 m ²
Walk In Closet	4.37 m ²
Vannity	8.34 m ²
Master Bathroom	14.02 m ²
Stairs	7.14 m ²
Hall	23.97 m ²
Bedroom 1	15.61 m ²
Closet	3.78 m ²
Bathroom 1	4.82 m ²
Bedroom 2	15.61 m ²
Closet	3.78 m ²
Bathroom 2	4.82 m ²
Distributer	11.8 m ²
Total Interior Area	154.5 m²
Master Terrace	132.06 m ²
Terrace	54.58 m ²
Total Exterior Area	186.64 m²

Interior Buled Area	196.06 m ²
Exterior Buled Area	324.2 m ²



GROUND FLOOR
LUXURY VILLA
THE CYPRESS POINT
SOTOGRANDE, SPAIN



Ground Floor Areas

Main Hall	32.61 m ²
Service Hall	8.41 m ²
Stairs	7.14 m ²
Dining Room	23.97 m ²
Living Room	45.01 m ²
Kitchen	39.06 m ²
Service Room	17.86 m ²
Service Bathroom	4.82 m ²
Laundry	7.31 m ²
Parking	55.69 m ²
Home Cinema	25.8 m ²
Bathroom 3	15.61 m ²
Closet	3.78 m ²
Bathroom 3	4.82 m ²
Hall	11.58 m ²
Distributor	11.8 m ²
Total Interior Area	315.27 m²
Terrace 1	77.32 m ²
Terrace 2	28.07 m ²
Terrace 3	62.97 m ²
BBQ	37.54 m ²
Pool	74.36 m ²
Lounge	67.88 m ²
Total Exterior Area	348.14 m²
Total Area	663.41 m²
Interior Built Area	196.06 m ²
Exterior Built Area	280.26 m ²
Total Built Area	476.32 m²



GROUND FLOOR
LUXURY VILLA
THE CYPRESS POINT
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OWNER SALES ARCHITECTS



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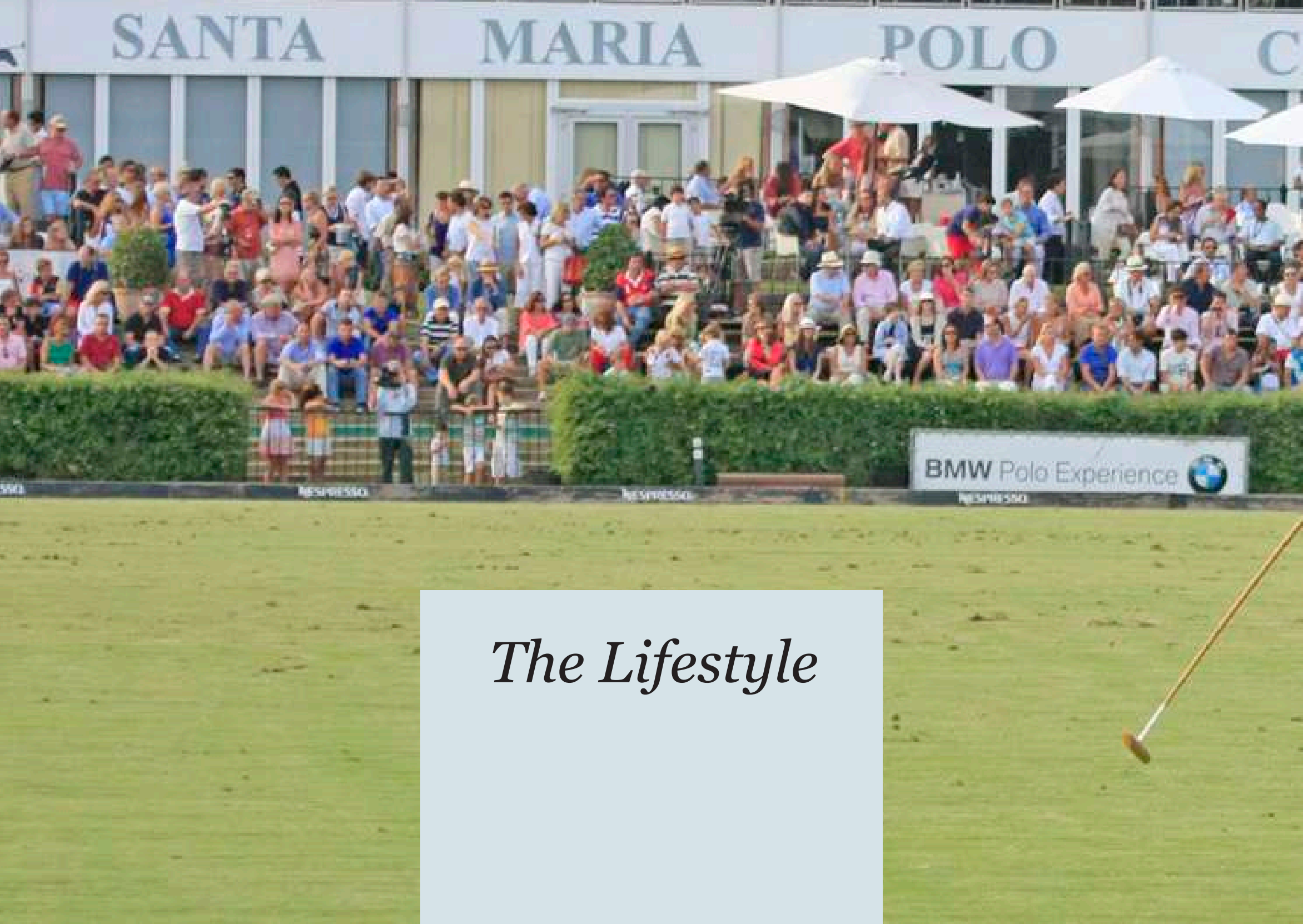
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The Lifestyle



Real Club Valderrama

Valderrama Golf Club stands out for its exceptional golf course, prestigious reputation, and exclusive membership experience, making it a top choice for avid golfers seeking a memorable and world-class golfing destination.





As a private club, Valderrama offers an exclusive and luxurious atmosphere, providing an elevated vacation experience for those seeking upscale amenities and services. The clubhouse provides an elegant and welcoming space to unwind after a day of golf, with fine dining options and beautiful views of the course. It's an ideal setting to enjoy leisurely meals and socialize with fellow golfers

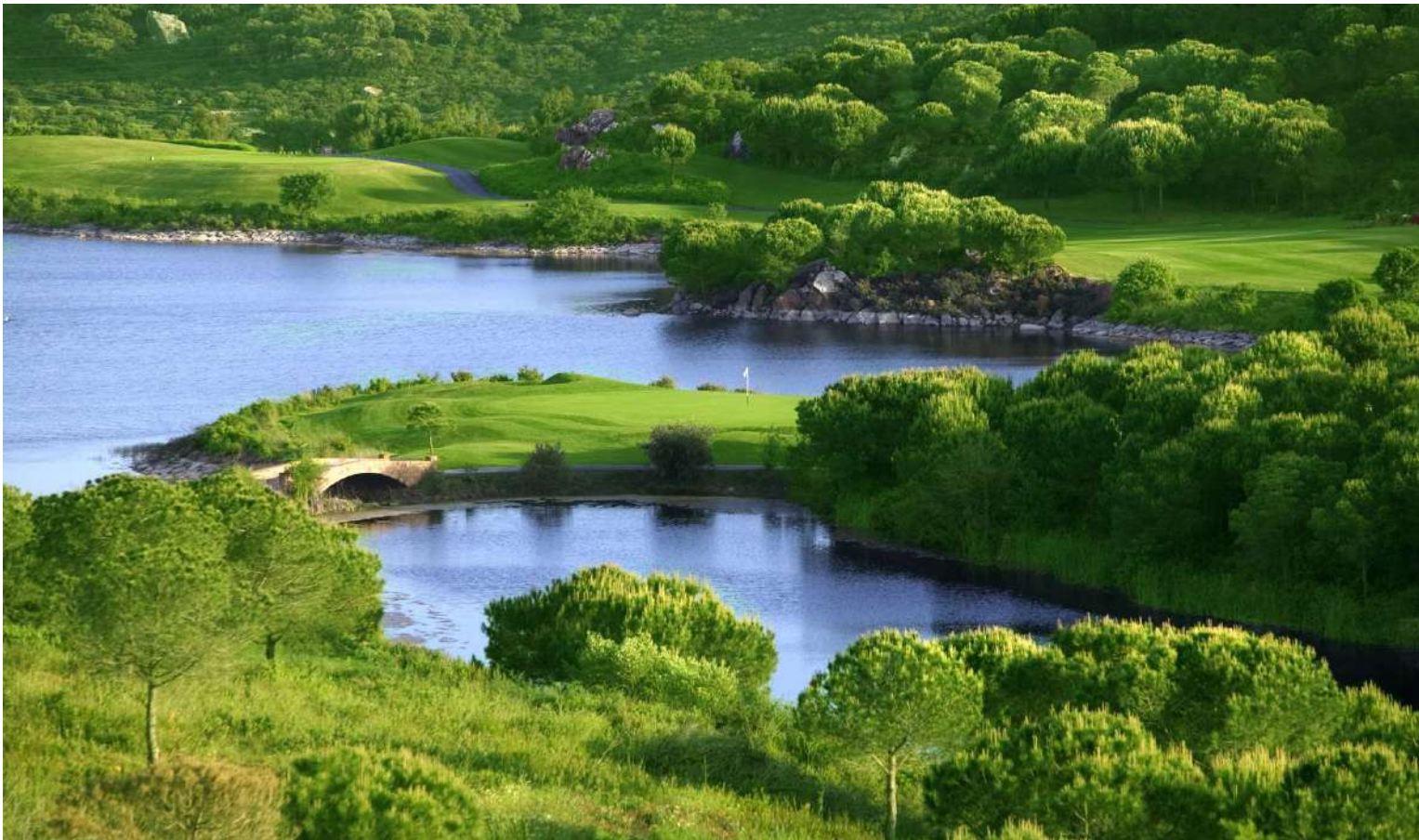


Valderrama is arguably the most famous and prestigious golf course in Sotogrande. It has hosted numerous high-profile golf tournaments, including the Ryder Cup in 1997 and several Volvo Masters events. Designed by Robert Trent Jones Sr., the course is known for its challenging layout, immaculate conditioning, and beautiful surroundings.

Almenara Golf Club

Almenara Golf Club offers an unforgettable vacation destination, where indulgence, luxury, and natural splendor converge in perfect harmony.

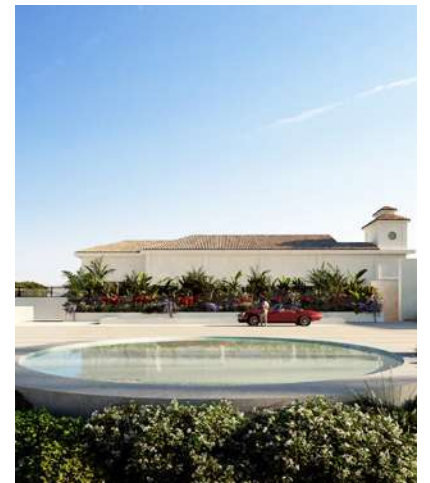
Nestled in the stunning landscapes of Sotogrande, Spain, Almenara Golf Club presents a golfer's paradise with three meticulously designed 18-hole courses. Designed by Dave Thomas, each course offers a unique and diverse layout, catering to players of all skill levels. As golfers traverse the fairways, they are greeted with breathtaking views of the Mediterranean Sea, the iconic Rock of Gibraltar, and the lush countryside, creating an unforgettable golfing experience surrounded by natural beauty.



The perfectly designed green for all levels of golfers



Scenic views and breathtaking bodies of water outline the golf course



Beyond golf, Almenara Golf Club offers an array of amenities.

Guests can indulge in the club's wellness facilities, including a spa and fitness center





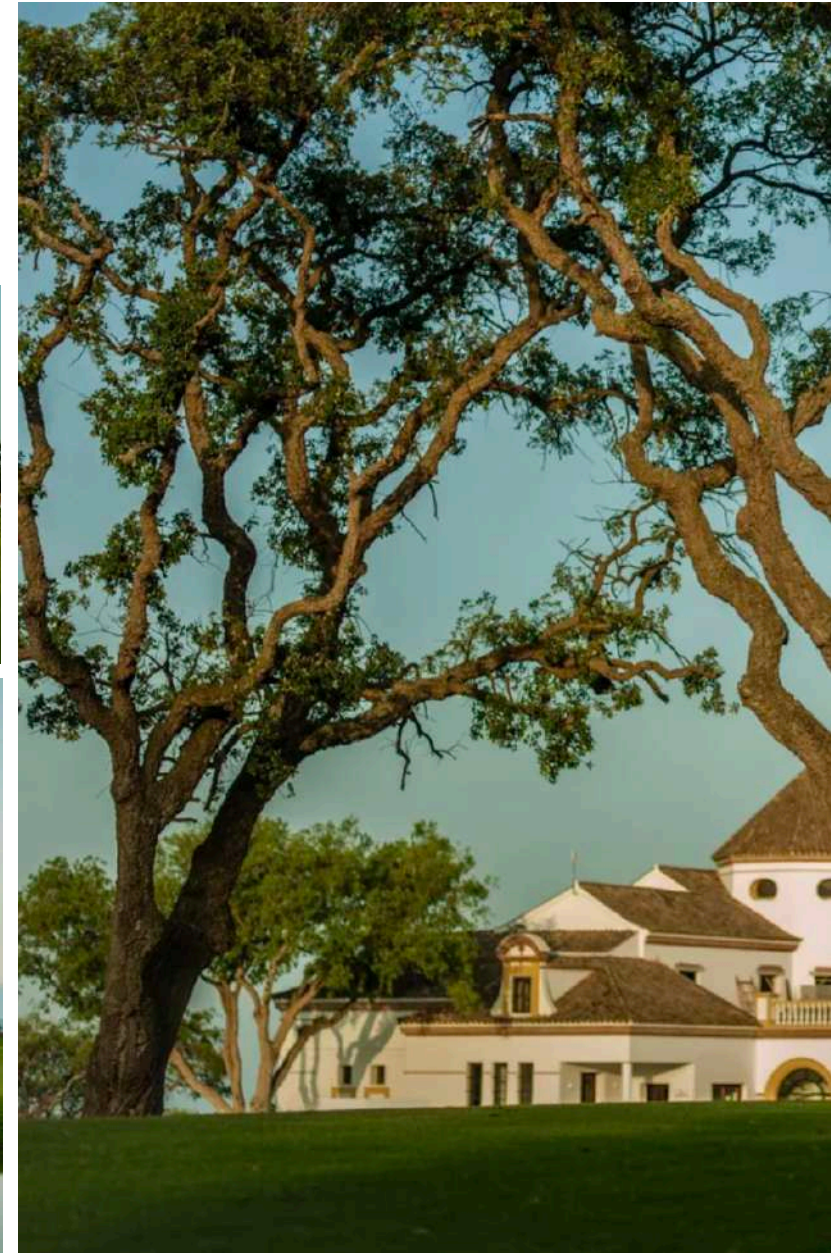
Polo in Sotogrande

World-class polo events and tournaments during the summer season.



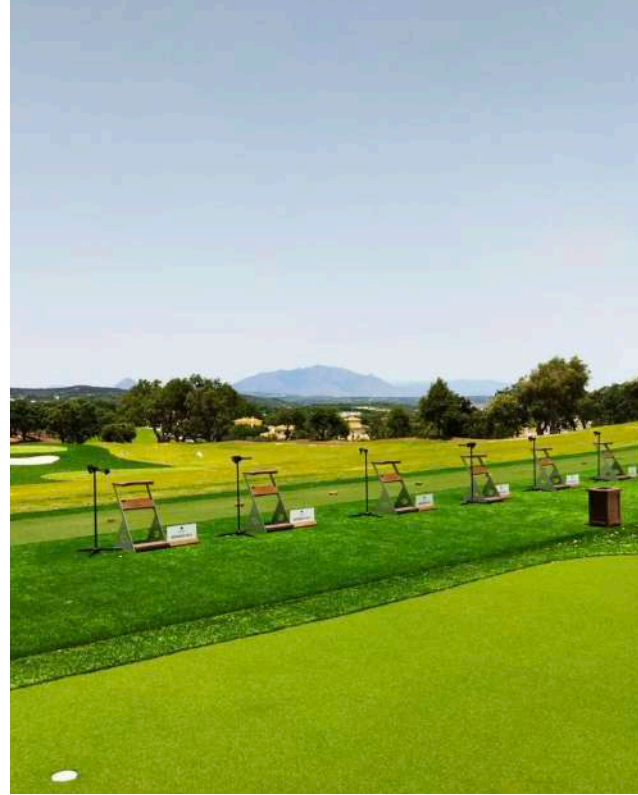
San Roque Club

The San Roque Club beckons golf enthusiasts with its two championship 18-hole courses. The Old Course's rich history of hosting European Tour events adds a touch of prestige, enticing players from far and wide. The state-of-the-art practice facilities and golf academy cater to golfers of all levels, providing ample opportunities for improvement.



The ample options for choosing your course

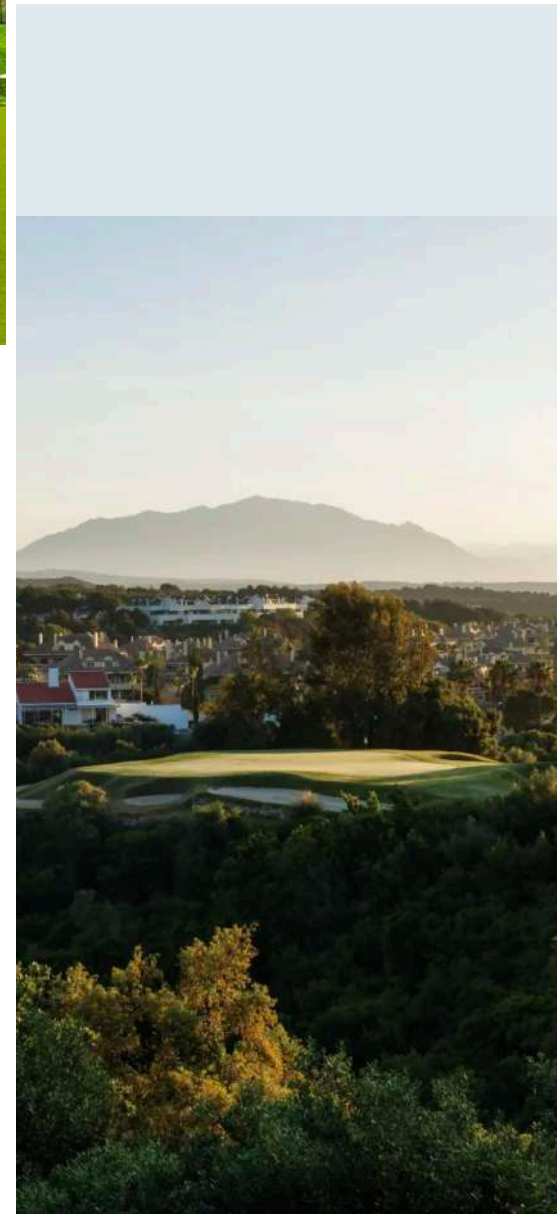
Beautiful facilities and views



Practice areas and courses available

San Roque Club's allure extends beyond golf, featuring tennis and paddle courts for sports enthusiasts. Its vibrant social calendar, complete with various events and tournaments, creates a lively atmosphere for members and guests alike. As a gateway to the beautiful Costa del Sol, the club offers a harmonious blend of golfing excellence and exclusive amenities. Whether seeking a competitive golfing experience or a luxurious vacation destination.

Breathtaking views at every point



Polo Valley

Sotogrande is one of the most important polo venues in the world. It attracts top polo players and teams from around the globe to compete in high-goal tournaments like the Gold Cup and Silver Cup.



Comradery and celebrations



Lessons are conducted by experienced instructors who will guide you through the basics of polo, including riding, swinging the mallet, and understanding the rules. For more advanced players, the polo club provides opportunities for training and practice sessions. Regular practice is essential to improving your skills and becoming a competitive polo player. As you progress in your polo skills, you may have the chance to participate in local tournaments at Sotogrande or even compete in international matches if you reach a higher skill level. As a polo player, you'll have access to the club's equestrian facilities, including well-maintained polo fields and stables for the polo ponies.



Grooming and equestrian care



As a viewer, you can attend these tournaments and watch the fast-paced and skillful matches from the sidelines. Polo matches are intense, with players showcasing their horsemanship and tactical prowess. Polo often comes with a lively social scene, where attendees can enjoy the matches while mingling with other spectators and polo enthusiasts. It's a great opportunity to network and immerse yourself in the vibrant polo culture.



The Mediterranean Sea

Enjoy the Costa del Sol



Marina Sotogrande

Charm and Entertainment



Sotogrande Marina, following along the Guadiaro River and Mediterranean Sea, exudes luxury and charm as a premier yachting destination. Boasting well-maintained docks and a variety of moorings and berths, the marina ensures a seamless and comfortable docking experience for boats and yachts of various sizes. , the marina's comprehensive yacht services, cater to your every need, leaving you free to revel in the stunning coastal surroundings. The waterfront restaurants and cafes offer a delightful dining experience with panoramic views of the marina, making it the perfect spot to savor local cuisine or unwind with a refreshing drink.





Sotogrande Marina not only serves as a hub for boating and yachting but also offers an array of experiences for both visitors and residents. The marina hosts nautical events, regattas, and social activities, immersing guests in a lively and vibrant atmosphere. For those seeking more adventure, the marina provides opportunities for water sports such as paddleboarding, kayaking, and jet skiing, inviting visitors to engage with the mesmerizing coastal environment. With exclusive residential areas surrounding the marina, you can extend your stay and bask in the luxurious lifestyle and breathtaking waterfront views that Sotogrande Marina graciously offers.







Cusine & Gastronomy

The Local Flavours

Exquisite dishes and aged fine wines.



FODISIAC

Found within the enchanting Sotogrande Marina, Foodisiac is a culinary haven that delights the senses. With its waterfront location, lush greenery, and soulful music, the restaurant sets the stage for a memorable dining experience. The attentive yet unobtrusive service adds to the charm, while the innovative use of technology with QR codes and tantalizing dish images elevates the adventure. From the first bite to the last, Foodisiac's carefully crafted dishes leave a lasting impression, making it a must-visit destination for both food enthusiasts and those seeking an unforgettable dining affair. Prepare to be transported to a gastronomic wonderland





CAFETERIA KE SOTOGRADE

An iconic establishment located in the picturesque Sotogrande Marina, cherished by locals and visitors alike since its inception in 1990. This charming spot offers a perfect setting for starting the day with a delightful breakfast by the sea, where the soothing waves and scenic views create a serene atmosphere. As noon approaches, it serves as a welcoming stop for a home-cooked meal that satisfies the palate with its quality offerings. With more than 25 years of experience, the loyal and highly skilled team ensures that every visitor receives the best service and a memorable experience.



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