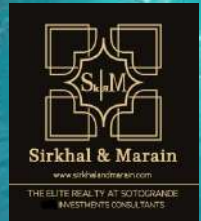


LUXURY VILLA THE ROYAL COUNTY SOTOGRANDE, SPAIN





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

-ARYANOUR DJALALI

An aerial photograph of a lush, green residential area overlooking the ocean. The foreground shows a dense cluster of houses with red-tiled roofs and white walls, surrounded by palm trees and other tropical vegetation. The middle ground is a vast expanse of green hills covered in dense forest and scattered houses. In the background, the ocean stretches to the horizon under a clear blue sky. The overall scene is serene and picturesque, capturing the essence of elevated living in a coastal setting.

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 Sotogrande: 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.

STUNNING
MEDITERRANEAN
SEA VIEWS



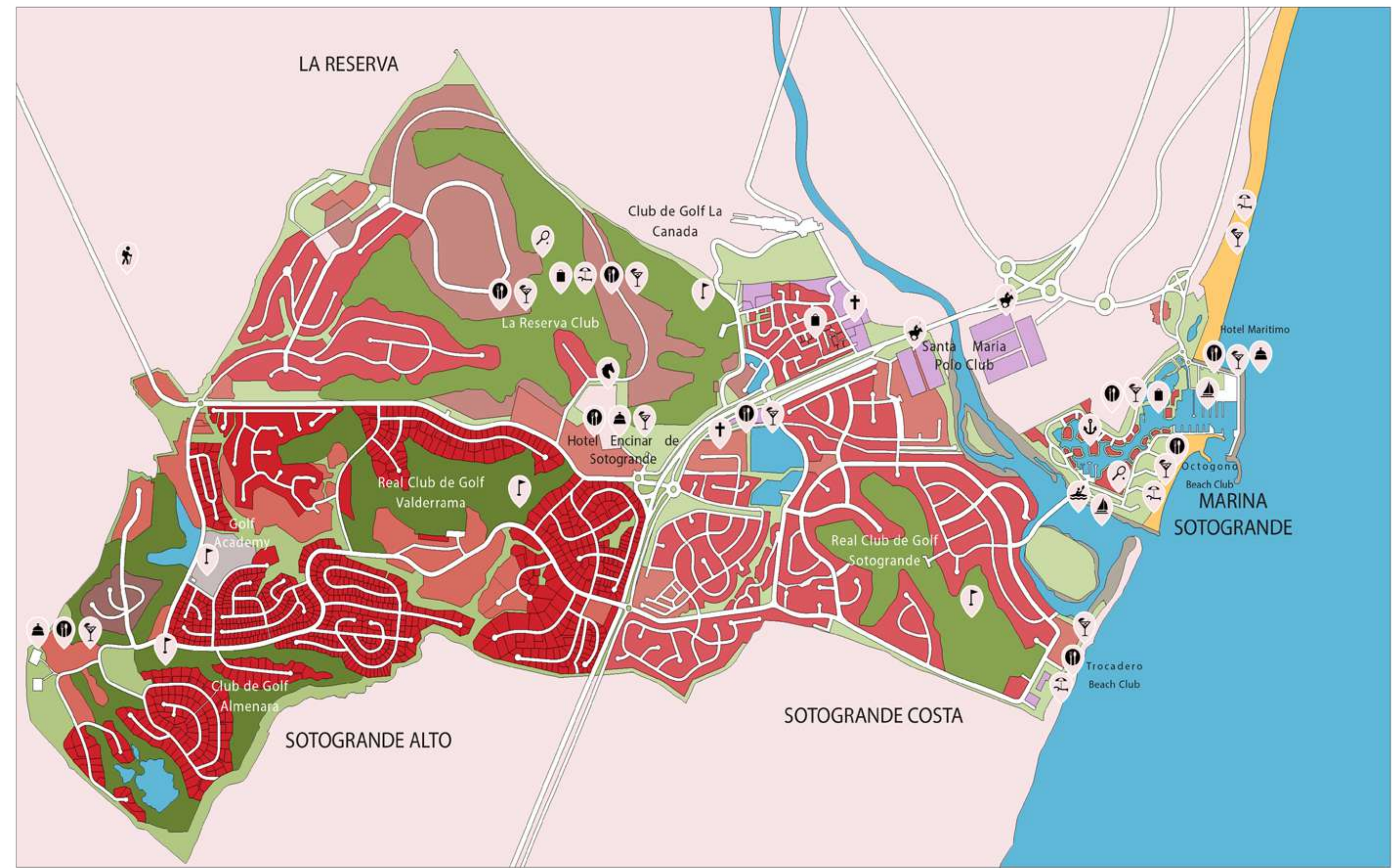
Sotogrande boasts an array of high-end shopping opportunities, featuring exclusive boutiques and designer stores. Residents can explore luxury fashion, jewelry, and accessories, satisfying their taste for the finest things in life.

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.

LUXURY LIFESTYLE
WITH ELEGANT
DINING

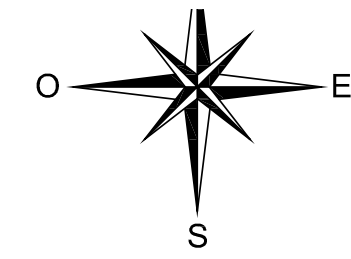






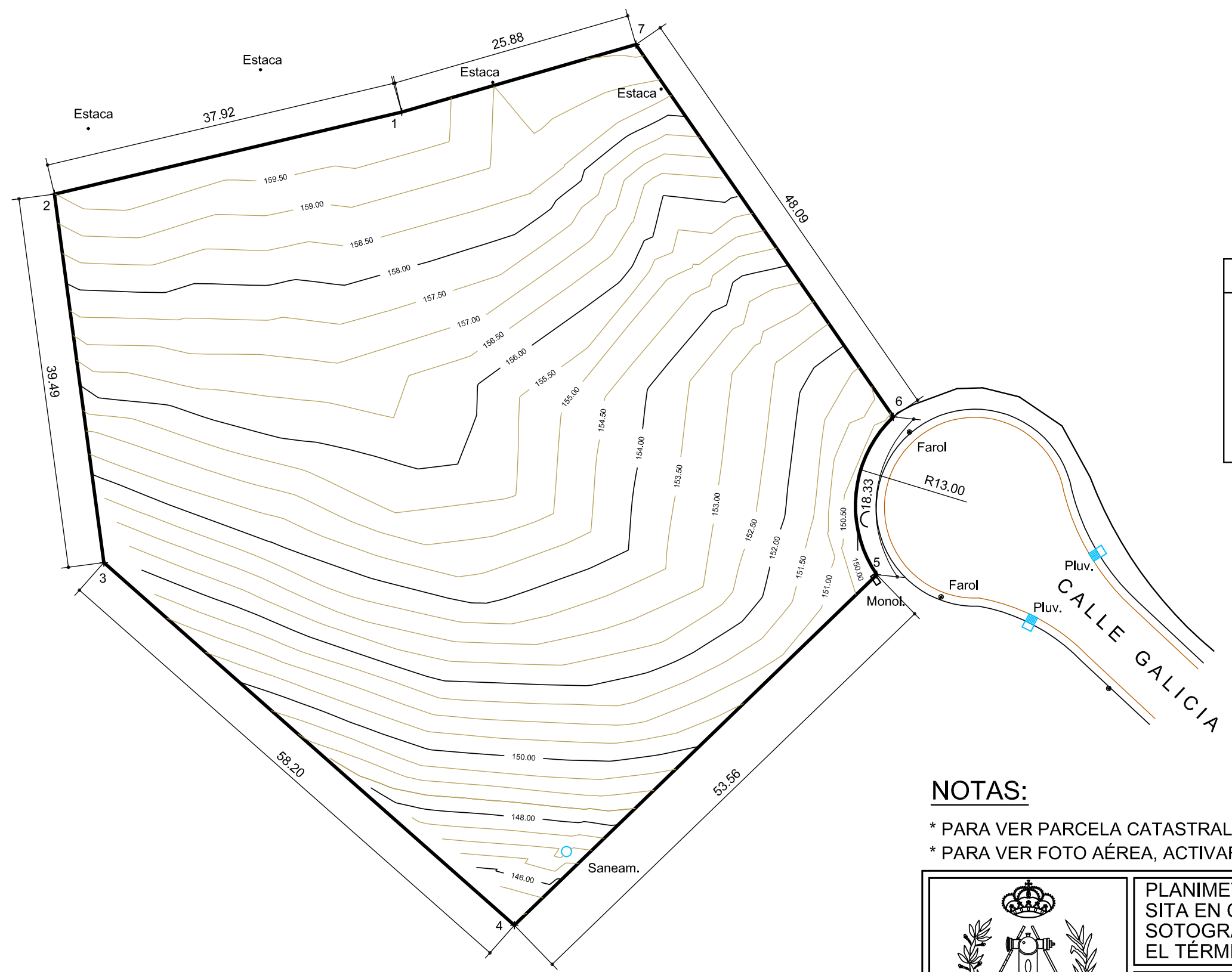
Sotogrande Alto, at the top...

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.



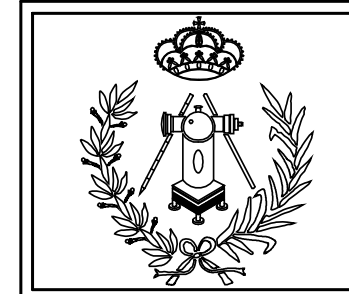
COORDENADAS U.T.M.
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NÚMERO	COORD.X	COORD.Y
1	288726.274	4016723.336
2	288689.370	4016714.619
3	288694.619	4016675.480
4	288738.235	4016636.945
5	288776.733	4016674.181
6	288778.480	4016690.938
7	288751.142	4016730.502



NOTAS:

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



PLANIMETRÍA GEORREFERENCIADA DE PARCELA URBANA
 SITA EN CALLE GALICIA Nº 11, EN URBANIZACIÓN
 SOTOGRANDE, REF. CATASTRAL Nº 9166501TF8196N, EN
 EL TÉRMINO MUNICIPAL DE SAN ROQUE, CÁDIZ.-

Petic.: M^a DEL ROSARIO DE FÁTIMA PARRA PARRA

Realizado: José María Torío Cervigón





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AUGUST 2023

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SOTOGRANDE, SPAIN

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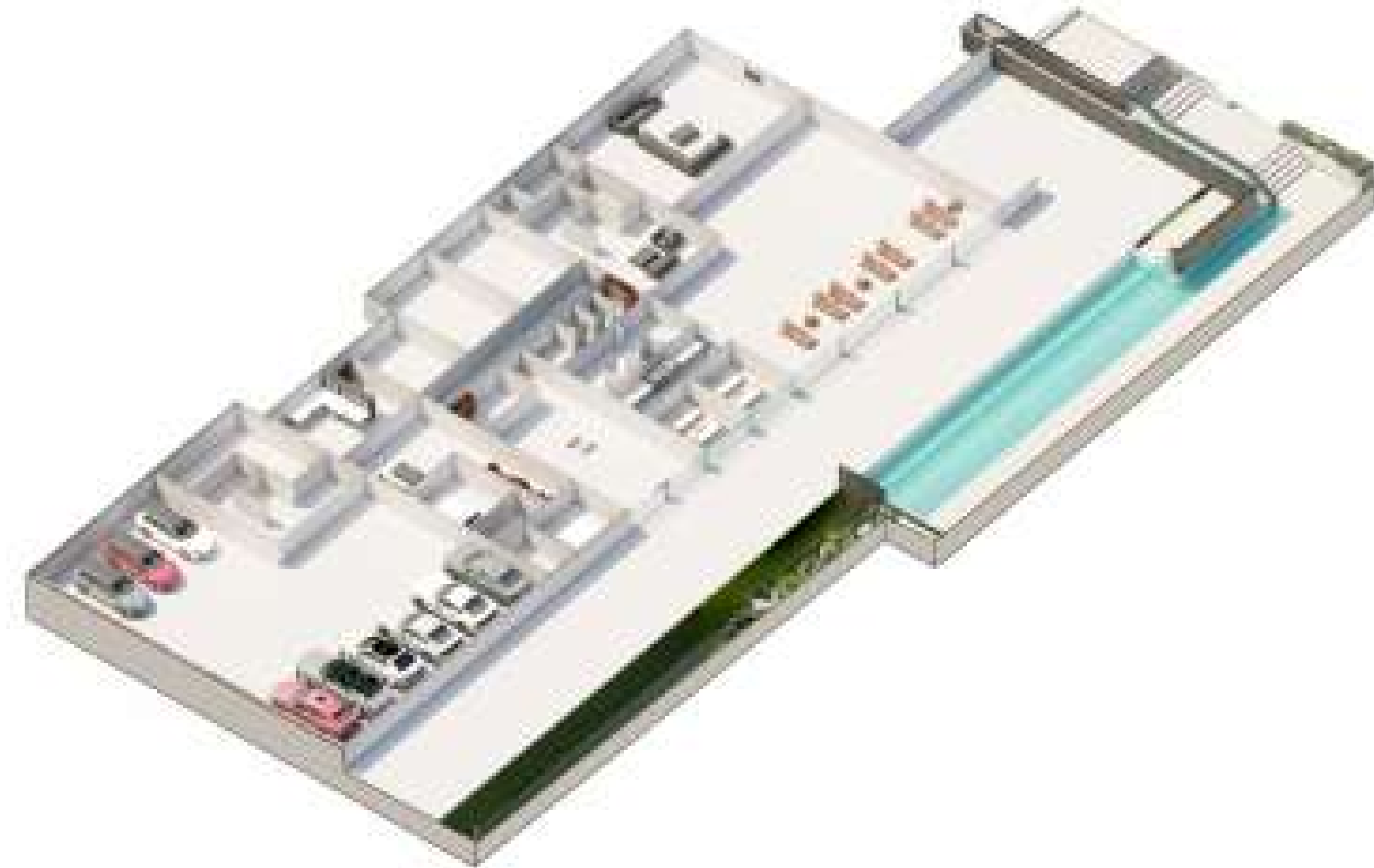
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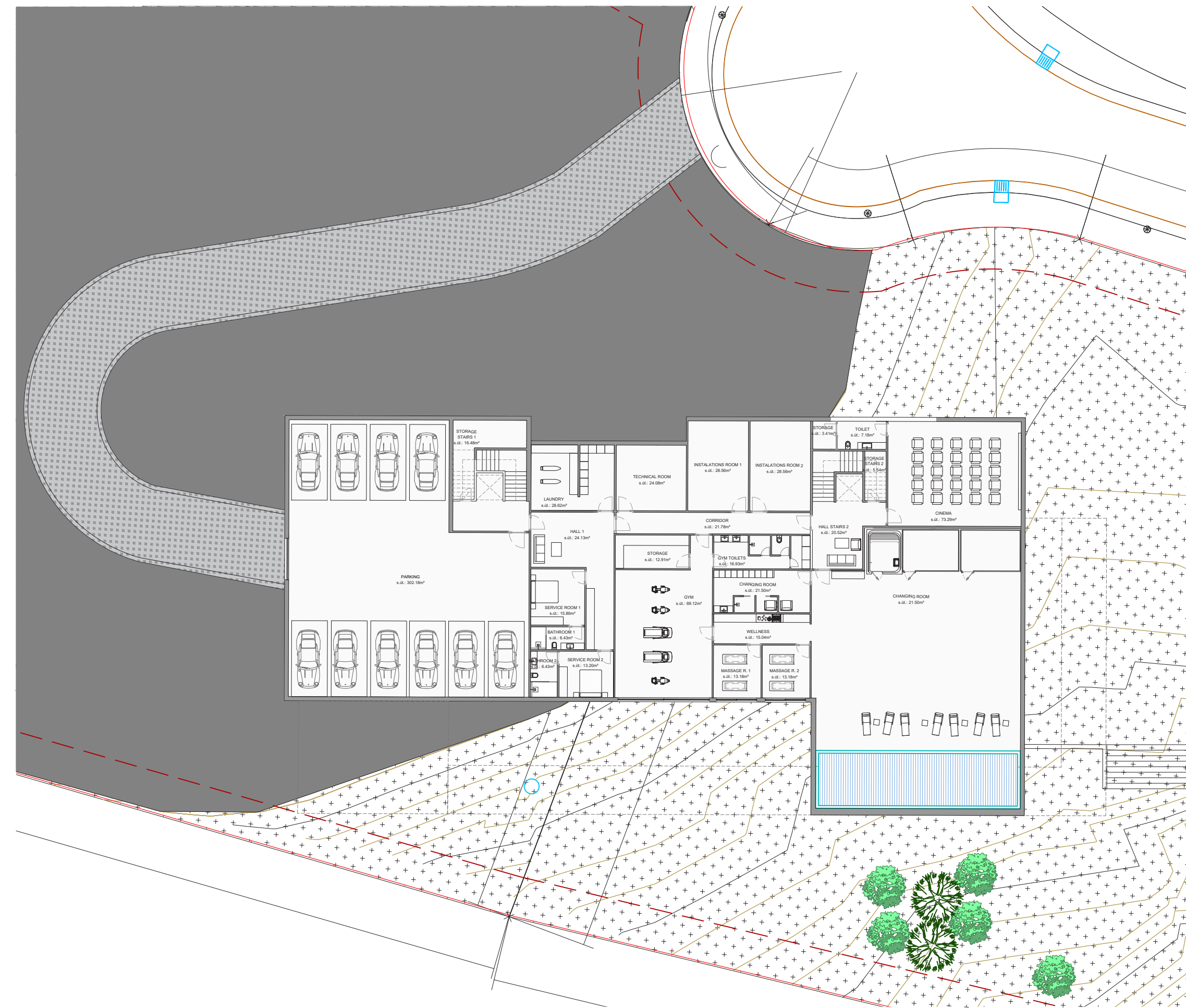
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UNDERGROUND FLOOR

Usefull Areas:

① Parking	302.18 m ²
② Storage stairs 1	16.48 m ²
③ Service room 1	13.20 m ²
④ Service room 2	15.89 m ²
⑤ Bathroom s.1	6.51 m ²
⑥ Bathroom s.2	6.43 m ²
⑦ Hall service	24.13 m ²
⑧ Corridor service	11.93 m ²
⑨ Laundry	28.62 m ²
⑩ Gym	69.12 m ²
⑪ Storage gym	12.91 m ²
⑫ Massage room 1	13.18 m ²
⑬ Massage room 2	13.18 m ²
⑭ Wellness area	15.04 m ²
⑮ Pool area	290.26 m ²
⑯ Changing room	21.50 m ²
⑰ Gym toilets	16.93 m ²
⑱ Corridor	21.78 m ²
⑲ hall stairs 2	20.51 m ²
⑳ storage stairs 2	5.54 m ²
㉑ Cinema	73.29 m ²
㉒ Storage toilet	3.41 m ²
㉓ Toilet cinema	7.18 m ²
㉔ Technical room	24.08 m ²
㉕ Instalation room 1	28.56 m ²
㉖ Instalation room 2	28.56 m ²

Total Usefull Area 1090.49 m²

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GROUND FLOOR

Built Area: 1235.09 m²

Usefull Areas:

① Livingroom	212.99 m ²
② Game room	39.11 m ²
③ Game room child	99.10 m ²
④ Game storage	13.87 m ²
⑤ Toilet game room	7.80 m ²
⑥ Masteroom	52.76 m ²
⑦ Master bath 1	9.89 m ²
⑧ Master bath 2	9.89 m ²
⑨ Master closet 1	12.08 m ²
⑩ Master closet 2	12.08 m ²
⑪ Bedroom tip.1	31.24 m ²
⑫ Bathroom tip.1	14.59 m ²
⑬ Bedroom tip.2	23.90 m ²
⑭ Bathroom tip.2	14.17 m ²
⑮ Main hall	69.87 m ²
⑯ Corridor	72.35 m ²
⑰ Service area	39.10 m ²
⑱ Service kitchen	33.23 m ²
⑲ Main kitchen	45.50 m ²
⑳ Kitchen storage	8.78 m ²
㉑ S. kitchen storage	13.31 m ²
㉒ Staircase	19.76 m ²
㉓ Closet hall	8.95 m ²
㉔ Corridor kitchen	4.93 m ²
㉕ Guest bathroom	6.01 m ²
㉖ Path	28.06 m ²
㉗ Sheet water	60.99 m ²

Total Usefull Area 1095.90 m²

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OWNER SALES ARCHITECTS

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OWNER SALES ARCHITECTS



FIRST FLOOR

Usefull Areas:

① Master room 1	113.13 m2
② Woman bathroom	22.19 m2
③ Man bathroom	21.38 m2
④ Master room 2	87.61 m2
⑤ Woman bathroom	20.49 m2
⑥ Man bathroom	19.76 m2
⑦ Stairs hall 1	9.88 m2
⑧ Stairs hall 2	18.21 m2
Total Interior Area	312.64 m2

⑨ Terrace-Instalation	322.6 m2
⑩ Terrace M1	23.90 m2
⑪ Terrace M2	14.17 m2
⑫ Balcony M1	69.87 m2
⑬ Balcony M2	72.35 m2
Total Exterior Area	656.80 m2



- 1: GARAGE
- 2: STAIRWELL AND ENTRANCE
- 3: BEDROOM 1
- 4: BEDROOM 2
- 5: COMMON AREA LOUNGE
- 6: LAUNDRY ROOM
- 7: GYM
- 8: BATHROOM
- 9: BATHROOM
- 10: MASSAGE ROOM
- 11: POOL
- 12: STAIRWELL AND COMMON AREA
- 13: SAUNA AND TURKISH BATHS
- 14: CINEMA
- 15: BATHROOM
- 16: INSULATION ROOMS
- 17: TECHNICAL ROOM
- 18: KITCHENETTE



- 1: DINING AND LOUNGE
- 2: BEDROOM 1
- 3: SEATED AREA
- 4: STAIRWELL AND CORRIDOR
- 5: SEATING AND POOL GAME ROOM
- 6: ENTERTAINMENT AREA
- 7: MASTER BEDROOM
- 8: BEDROOM 1
- 9: BEDROOM 2
- 10: BEDROOM 3
- 11: BEDROOM 4
- 12: BEDROOM 5
- 13: CORRIDOR AND STAIRWELL



- 1: BEDROOM SUITE 1
- 2: LOUNGE AREA
- 3: BEDROOM SUITE 2
- 4: LOUNGE AREA AND BAR
- 5: INDOOR DECKING



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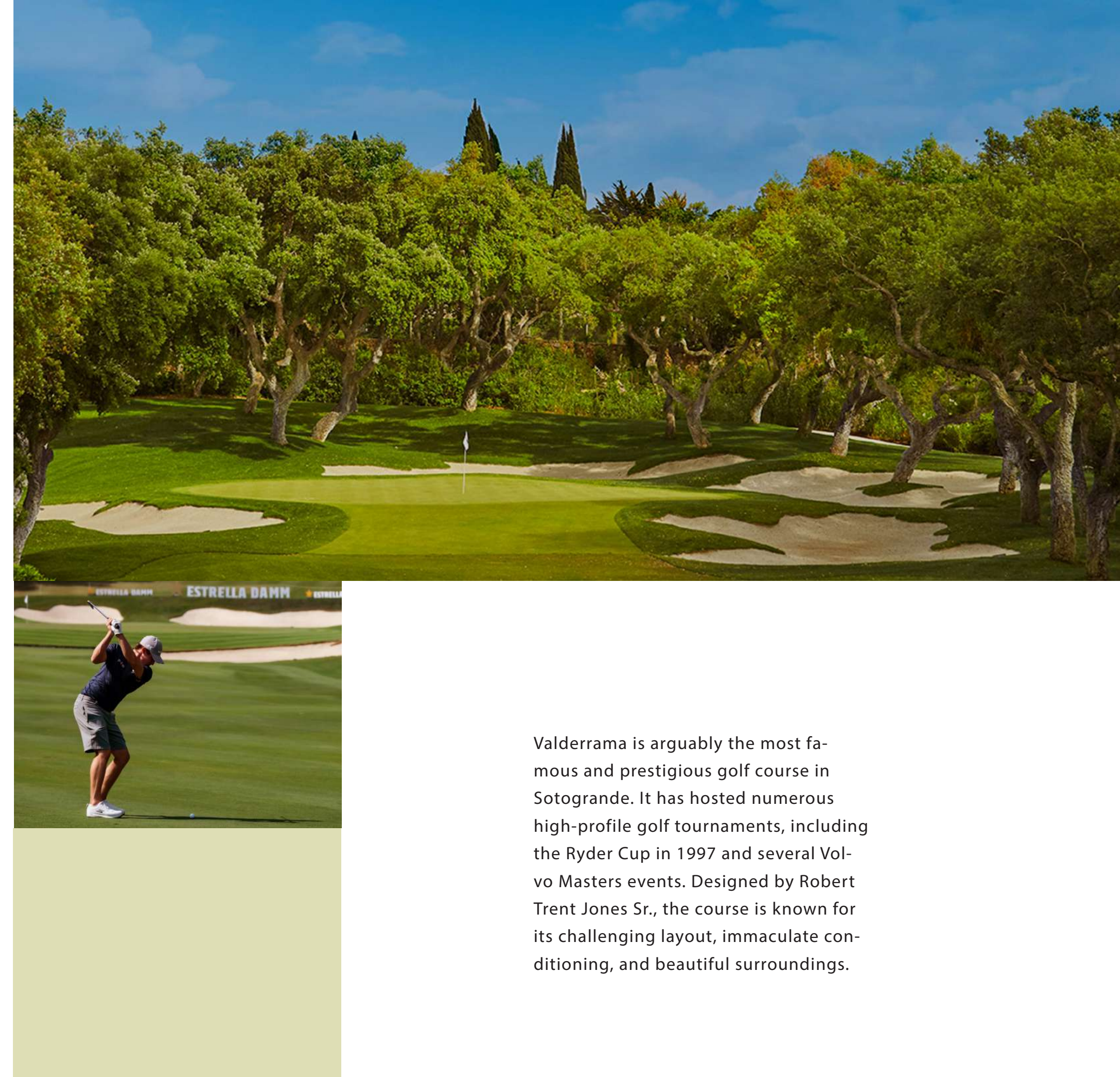
The Lifestyle

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.

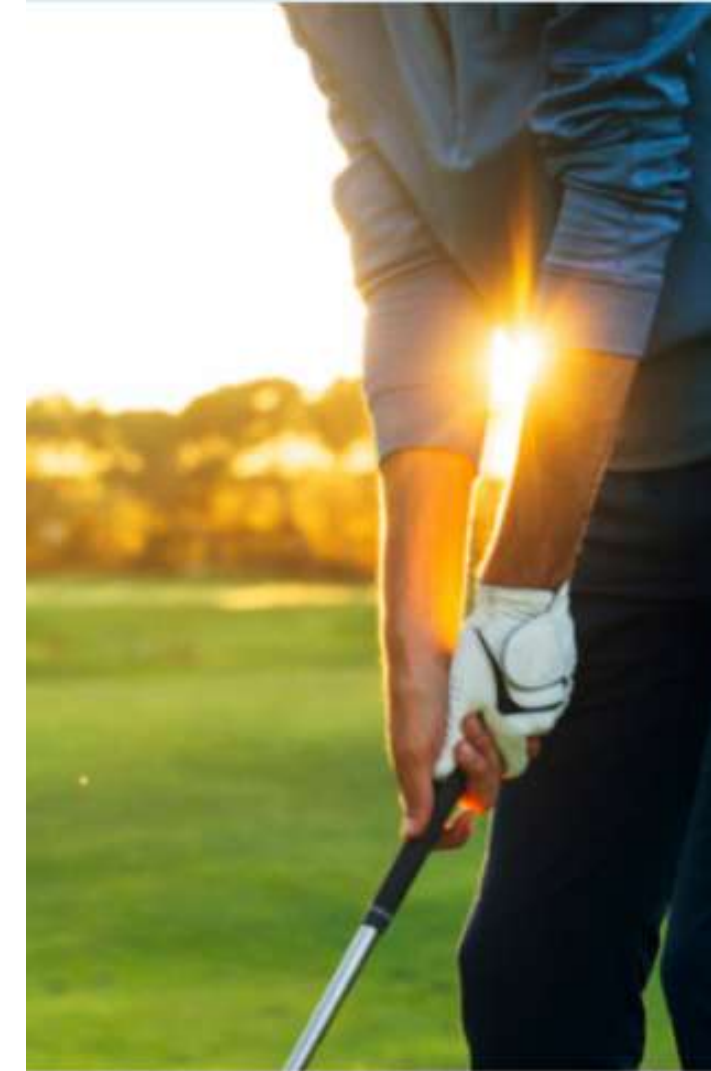
Almenara Golf Club

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

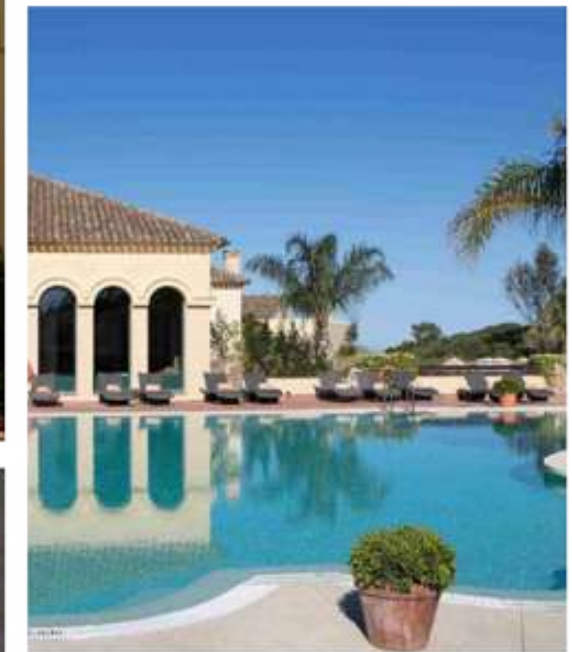
Nestled in the stunning landscapes of Sotogrande, Spain, Almenara Golf Club presents a golfer's paradise with three meticulously designed 18-hole courses. Designed by Dave Thomas, each course offers a unique and diverse layout, catering to players of all skill levels. As golfers traverse the fairways, 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



Grooming and equestrian care



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.



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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