

# Villa for sale in San Roque - Cádiz

San Roque, Cádiz

Reference: 225858



12,500,000 €

6,569 €/m²



1903 m²



5 (5+0)



13 (9+4)



Yes

## Description

VILLA WATCHTOWER · LA RESERVA, SOTOGRANDE

An exceptional contemporary residence designed by ARK Architects, created to experience Sotogrande from an extraordinary perspective.

Set in an elevated position within one of La Reserva de Sotogrande's most sought-after residential enclaves, Villa Watchtower is an exceptional private residence combining contemporary architecture, privacy and generous proportions with panoramic views across the surrounding landscape, golf course and Mediterranean Sea.

Set on a plot of approximately 3,110 m², the property offers around 1,903 m² of total built space, including

approximately 1,589 m² of interior accommodation, carefully conceived to create a truly private home where architecture and nature remain seamlessly connected.

Designed as a home rather than simply an architectural statement, it is defined by generous proportions, clean architectural lines and a carefully considered relationship between interior and exterior spaces. Natural stone, bespoke joinery, expansive glazing and discreet integrated lighting create interiors that feel sophisticated, refined and timeless.

ARCHITECTURE & LIVING

## Description

The main level is arranged around a series of generous, open-plan spaces designed to flow naturally into one another. Floor-to-ceiling sliding glass doors open the principal living areas directly onto the terraces, gardens and pool, allowing the boundaries between architecture and landscape to virtually disappear.

At the heart of the residence, the beautifully appointed contemporary kitchen is fitted with Gaggenau appliances and flows seamlessly into the spacious living and dining areas. Together with the extensive outdoor entertaining spaces, the layout is perfectly suited to both relaxed family living and sophisticated entertaining.

High ceilings and the use of Nácar natural stone enhance the sense of continuity, light and volume throughout the home.

### FIVE PRIVATE SUITES

The villa features five en-suite bedrooms, each designed with privacy and comfort in mind.

The principal suite, located on the upper floor, occupies a privileged position within the residence and has been conceived as a private retreat. It features a generous dressing room, an elegant bathroom with freestanding bathtub and private terraces overlooking the surrounding landscape and the Mediterranean beyond.

On the lower level, a particularly impressive fifth suite offers an additional degree of privacy, making it ideal for guests.

### A PRIVATE WELLNESS EXPERIENCE

Wellness is an integral part of the home rather than an added feature.

The private spa comprises an indoor swimming pool, cold plunge pool, sauna, steam room and fully equipped gym, creating a complete wellness environment within the residence itself.

A private wine cellar further complements the extensive leisure facilities.

### A PRIVATE SHOWROOM FOR TEN CARS

One of the property's most remarkable features is its 10-car garage.

Far removed from a conventional residential garage, the space has been conceived more as a private automotive showroom, offering the scale, presentation and attention to detail required to accommodate an important collection of vehicles.

A dedicated car-washing area further enhances its functionality.

### TECHNOLOGY & COMFORT

The technical specification has been developed with the same level of attention as the architecture.

The villa features underfloor heating, individually controlled climate zones, mechanical ventilation with heat recovery, high-performance glazing and a KNX home automation system, providing discreet and intuitive control of the main functions throughout the residence.

A private lift connects the different levels of the house.

### OUTDOOR LIVING

Outside, expansive terraces extend towards a spectacular infinity pool and beautifully landscaped gardens.

An outdoor kitchen and barbecue area create an exceptional setting for entertaining and enjoying Sotogrande's Mediterranean lifestyle throughout the year.

Mature olive trees, cypresses, Mediterranean planting and natural rock formations give the gardens a distinctive sense of character and privacy, while preserving the property's exceptional openness and views.

### A FULLY COMPLETED RESIDENCE

It's offered fully furnished, allowing its new owner to enjoy the residence from day one.

## Description

The interiors and furniture have been carefully selected to complement the architecture, creating a fully resolved home with a strong sense of continuity and identity. The property therefore offers the rare convenience of moving straight into a finished residence without the lengthy process of designing, furnishing and completing a property of this scale.

### LA RESERVA · SOTOGRANDE

La Reserva de Sotogrande is one of Southern Europe's most prestigious residential enclaves, renowned for its privacy, generous plots, contemporary architecture and privileged natural surroundings.

The nearby La Reserva Club offers an exceptional golf course, racquet facilities and a private Beach Club, while the Sotogrande International School, marina and the area's renowned selection of restaurants, sporting facilities and leisure destinations are all within easy reach.

ARK Architects · Approx. 3,110 m<sup>2</sup> plot · Approx. 1,589 m<sup>2</sup> interior · 5 en-suite bedrooms · Private spa · Infinity pool · 10-car garage · Panoramic views · Fully furnished

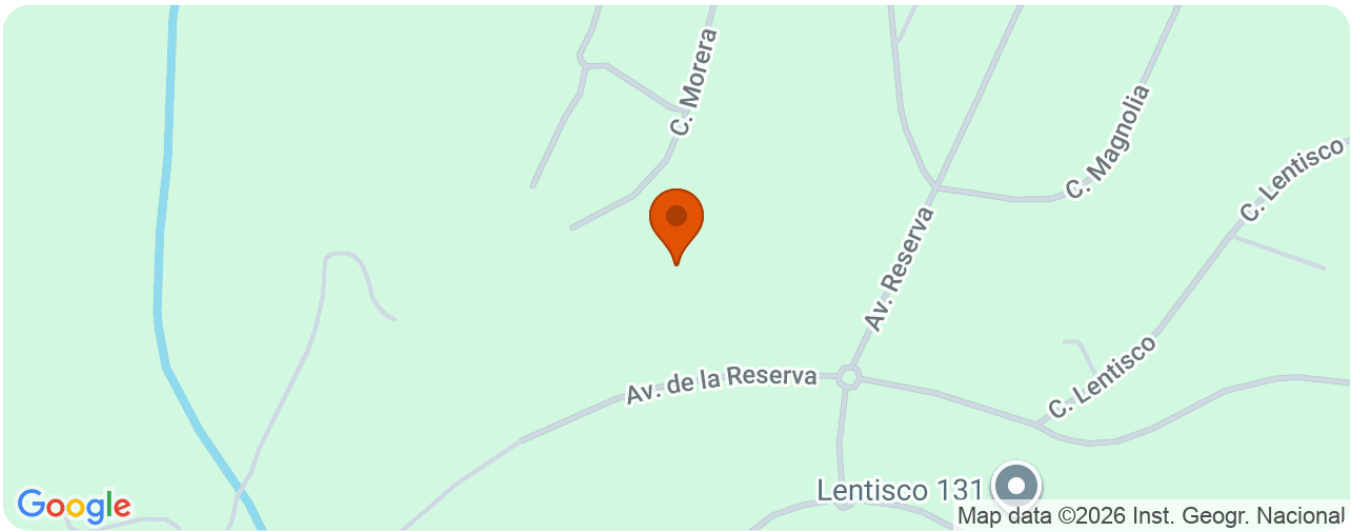
A residence created for those seeking more than an exceptional property: architecture, privacy, wellness and an extraordinary way of living in Sotogrande.

## Photographs





## Location and points of interest



The property location is approximate. Contact us for more information.