



VILLAGE  
VERDE

SOTOGRADE · ANDALUCÍA



**‘Village Verde Sotogrande. A community like no other.  
Peace, tranquillity and the finest facilities on your doorstep’**

Developed by:

**SOTOGRA<sup>DE</sup>**  
ANDALUCÍA



# Welcome to Village Verde Sotogrande

Extraordinary homes in a stunning setting, with state of the art amenities on the doorstep of La Reserva Club, the Costa del Sol's finest private residential and country club.





# Developing Sotogrande since

# 1962



Since its inception, Sotogrande S.A. has been the creator and developer of Spain's largest and first private master plan community. Through ambitious, innovative projects and developments, we are committed to making Sotogrande relevant in the 21<sup>st</sup> Century and beyond.

Village Verde is Sotogrande's latest project of a series of distinctive developments and real estate communities created to offer contemporary community living in this exclusive and celebrated destination. Alongside our real estate projects, we are introducing a wide range of hospitality, leisure and sports amenities to complement Sotogrande's quality of life based on discretion and privacy.



Sotogrande Marina. Offering a wide variety of restaurants and shops along the 1,300-berth full service marina.





**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.

**WORLD CLASS GOLF**

There are five 18-hole golf courses in Sotogrande including Valderrama - host to the European Tour's Volvo Masters and the 1997 Ryder Cup, and ranked Europe's number 1 course since the 1980s. Others designed by leading golf course architects Cabell B. Robinson, Robert Trent Jones and Dave Thomas include the La Reserva Club, home of the La Reserva de Sotogrande Invitational hosted by Annika Sorenstam.



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 Maria Polo tournament hosted every summer without interruption since 1965.







A diverse gastronomic landscape celebrating Andalusia and beyond to satisfy every taste.



Home of famous regattas like the Hobie Cat-16 World Championship, J 80 World and National Championships, the dynamic RC 44 challenge, Atlantic Gate Rally and GC-32 Racing Tour.



## 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.



## SOTOGRADE, THE DESTINATION

**SOTOGRADE**  
ANDALUCÍA



Sotogrande, the residential resort destination is made up of four main districts; La Reserva, Sotogrande alto, Sotogrande Costa and Sotogrande Marina. Village Verde is located within La Reserva, home of La Reserva Club Sotogrande, the latest 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
- Big Game Fishing
- Driving Range
- Beach Club
- SPA
- Restaurant
- Hotel
- Horse Riding
- Bar
- Shopping
- Polo



# Village Verde

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An exclusive community of contemporary apartments and penthouses in a tranquil parkland setting in the heart of Sotogrande. Designed for modern living, including state of the art facilities. Enjoy the ultimate lifestyle in southern Spain at Village Verde, within easy reach of Marbella and Gibraltar.





# Parkland living

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A green and pleasant land is what you will find at Village Verde. Lush countryside, woodland and parkland surrounds you on this 6 hectare site with pedestrian and cycling trails among cork trees, specially designed to make the most of the great year-round climate and enjoy the natural surroundings of your new community.





LA RESERVA,  
SOTOGRANDE'S  
LAST DISTRICT



# Siteplan



- 00 LA RESERVA ENTRANCE
- 01 MAIN ACCESS
- 02 SECURITY GATE
- 03 PARKING ACCESS
- 04 BEACH
- 05 SAND POOL
- 06 MAIN POOL
- 07 ADULTS POOL
- 08 GASTROBAR
- 09 CROQUET LAWN
- 10 KIDS PLAYGROUND
- 11 JOGGING TRACK
- 12 GYM & SPA



# Vision

Village Verde is our interpretation of the perfect village environment. We're combining exquisite properties, surrounded by lush, green countryside and a wide array of amenities to create an ideal community here in Sotogrande.

Village Verde is reimagining the traditional concept of a village within a contemporary setting. With a strong sense of community, the beautifully designed and detailed apartments and penthouses set within a green, lush parkland. Residents connect with nature, while having everything they need on their doorstep.

Verde means green in Spanish and this reflects both its countryside setting and its commitment to being an environmentally friendly project. It is being built using sustainable construction methods and will have BREEAM certification. BREEAM is a certificate of sustainability delivered when a real estate development adheres to standards that respect the environment and its natural resources ensuring a balanced way of life for its residents.

The ultimate lifestyle in a stunning setting – this is Village Verde!





# Eco-friendly homes



The project will also be certified by WELL, the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. They judge a project based on air, water, nourishment, light, fitness, comfort and mind and only accredit spaces that are positive and healthy places to live, where people really thrive.

Our eco-friendly properties flood the interiors with light thanks to large windows and sliding doors. In addition, penthouses enjoy large roof top terraces while ground floor units include their own private garden.

Air and light

Maintaining and embracing the stunning natural environment around Village Verde has been key in the development. Facilities such as playgrounds, running tracks, bike trails and outdoor fitness areas, encourage residents to get out into the fresh air, enjoy nature and be active.

Wellbeing







# A heaven for family living

Families are made to feel at home at Village Verde and we've designed the community to cater to their needs. This car-free, secure, gated community offers space, nature and facilities to keep everyone happy and make the most of your precious family time.



There will be a main pool and children's pool with a sandy bottom and a 25 m. indoor pool, gym and spa, picnic and BBQ area, several play areas, croquet field and pedestrian paths for jogging.

Family friendly facilities, a sense of community and contemporary, practical properties, plus an international school on the doorstep, makes Village Verde a community like no other.





Common areas. Indoor-outdoor pool



Common areas. BBQ area



Common areas. Fitness area



# The Apartments



With a total living area of between 180 and 520 square metres, these generously proportioned apartments include underfloor heating and Aerotherm air-conditioning systems. The modern, sleek interiors blend seamlessly into the wonderful terraces, perfect for al fresco dining and relaxation.

The horizontal design allows stunning dual-aspect or wrap-around terraces in each property, large roof terraces on the penthouses and private gardens for ground floor properties. All properties come with 2 private garage spaces and a large storage room.

Our stunning one, two, three and four bedroom apartments and four and five bedroom penthouses, offer the ultimate in contemporary open-plan living. They are flooded with natural light and boast incredible terraces from which to enjoy the warm Spanish sun.

4 bedroom Apartment Living room







Penthouse Living Room



3 bedroom Apartment Lounge Dinner



Apartment Living Room & kitchen



Apartment Master Bedroom



Apartment Master Bathroom





PHASE II  
1 Bedroom Apartment

GROUND FLOOR

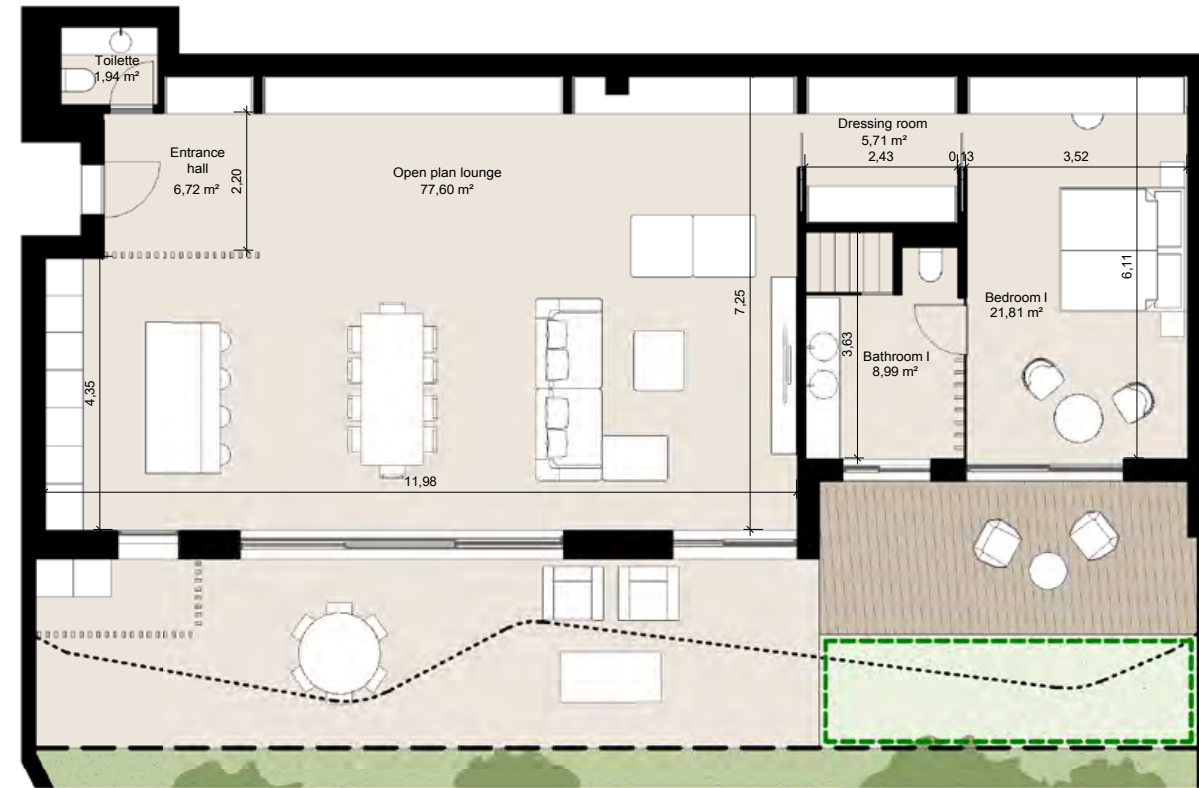
	REAL AREA	Area according to decree 218/2005
Indoor usable area	122,76 m <sup>2</sup>	122,76 m <sup>2</sup>
Total built area*	158,42 m <sup>2</sup>	170,70 m <sup>2</sup>
Covered garden	3,40 m <sup>2</sup>	
Uncovered garden	7,36 m <sup>2</sup>	
Covered terrace	34,37 m <sup>2</sup>	
Uncovered terrace	17,64 m <sup>2</sup>	
Total terrace & garden	62,77 m <sup>2</sup>	12,28 m <sup>2</sup>

Total usable area 185,53 m<sup>2</sup> 135,04 m<sup>2</sup>  
2 Parking places & 1 Storage room included.

- Property limit
- Upper terrace projection
- Common garden for exclusive use

Scale 1:100

This document is for information only. The areas and measurements shown are approximate and may be modify for technical reasons and/or administrative issues. All furniture shown is for illustrative purposes.  
\*Common areas included.



PHASE II  
2 Bedroom Apartment

SECOND FLOOR

	REAL AREA	Area according to decree 218/2005
Indoor usable area	100,43 m <sup>2</sup>	100,43 m <sup>2</sup>
Total built area*	133,13 m <sup>2</sup>	143,17 m <sup>2</sup>
Covered terrace	54,86 m <sup>2</sup>	
Uncovered terrace	0,77 m <sup>2</sup>	
Total terrace	55,63 m <sup>2</sup>	10,04 m <sup>2</sup>

Total usable area 156,06 m<sup>2</sup> 110,47 m<sup>2</sup>  
2 Parking places & 1 Storage room included.

- Property limit
- Upper terrace projection
- Common garden for exclusive use

Scale 1:100

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PHASE II  
3 Bedroom Apartment

FIRST FLOOR

	REAL AREA	Area according to decree 218/2005
Indoor usable area	143,94 m <sup>2</sup>	143,94 m <sup>2</sup>
Total built area*	194,75 m <sup>2</sup>	209,14 m <sup>2</sup>
Covered terrace	108,18 m <sup>2</sup>	
Total terrace	108,18 m <sup>2</sup>	14,39 m <sup>2</sup>

Total usable area	252,12 m <sup>2</sup>	158,34 m <sup>2</sup>
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2 Parking places & 1 Storage room included.

- Property limit
- ..... Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

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PHASE II  
4 Bedroom Apartment

GROUND FLOOR

	REAL AREA	Area according to decree 218/2005
Indoor usable area	200,73 m <sup>2</sup>	200,73 m <sup>2</sup>
Total built area*	268,84 m <sup>2</sup>	283,91 m <sup>2</sup>
Covered garden	4,59 m <sup>2</sup>	
Uncovered garden	61,33 m <sup>2</sup>	
Covered terrace	34,37 m <sup>2</sup>	
Uncovered terrace	118,68 m <sup>2</sup>	
Total terrace & garden	205,23 m <sup>2</sup>	20,07 m <sup>2</sup>

Total usable area	405,96 m <sup>2</sup>	220,81 m <sup>2</sup>
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2 Parking places & 1 Storage room included.

- Property limit
- ..... Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

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PHASE II  
**4 Bedroom Penthouse**

THIRD FLOOR

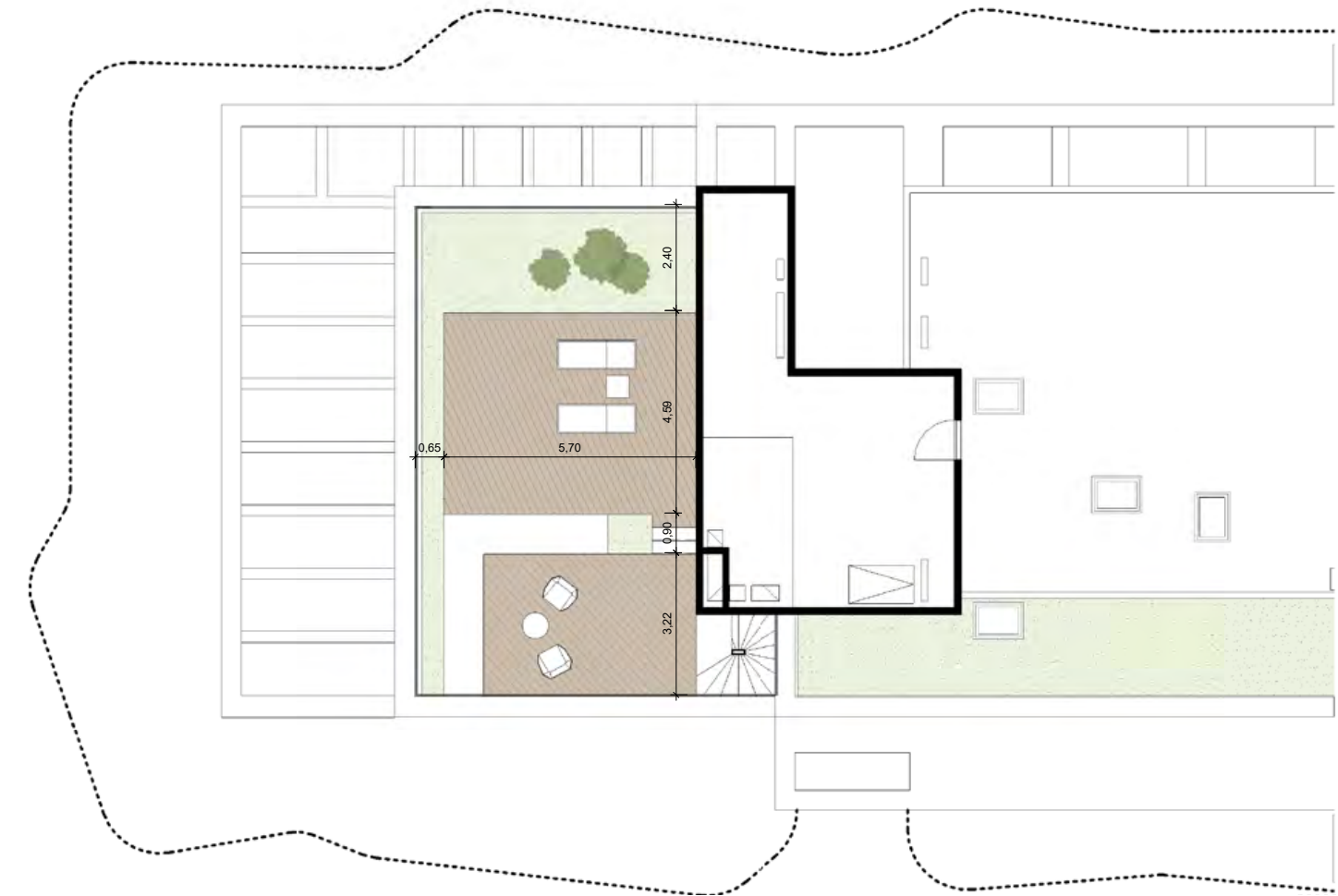
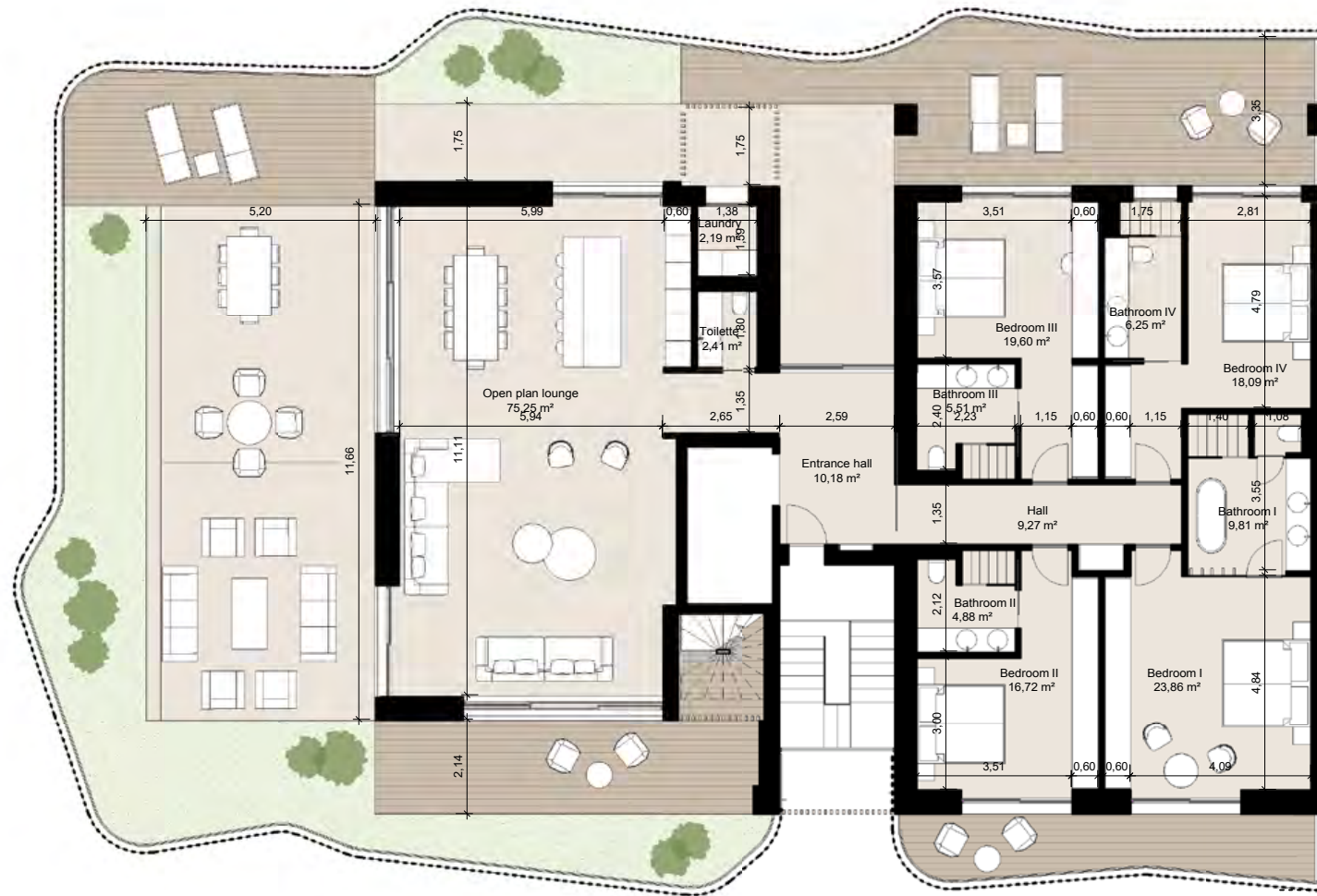
REAL AREA      Area according to decree 218/2005

Indoor usable area	204,03 m <sup>2</sup>	204,03 m <sup>2</sup>
Total built area*	276,58 m <sup>2</sup>	296,98 m <sup>2</sup>
Covered terrace	4,16 m <sup>2</sup>	
Uncovered terrace	314,40 m <sup>2</sup>	
Total terrace	318,40 m <sup>2</sup>	20,40 m <sup>2</sup>

Total usable area      522,43 m<sup>2</sup>      224,43 m<sup>2</sup>  
 2 Parking places & 1 Storage room included.

- Property limit
- ..... Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100



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 \*Common areas included.



PHASE II  
**5 Bedroom Penthouse**

SECOND FLOOR

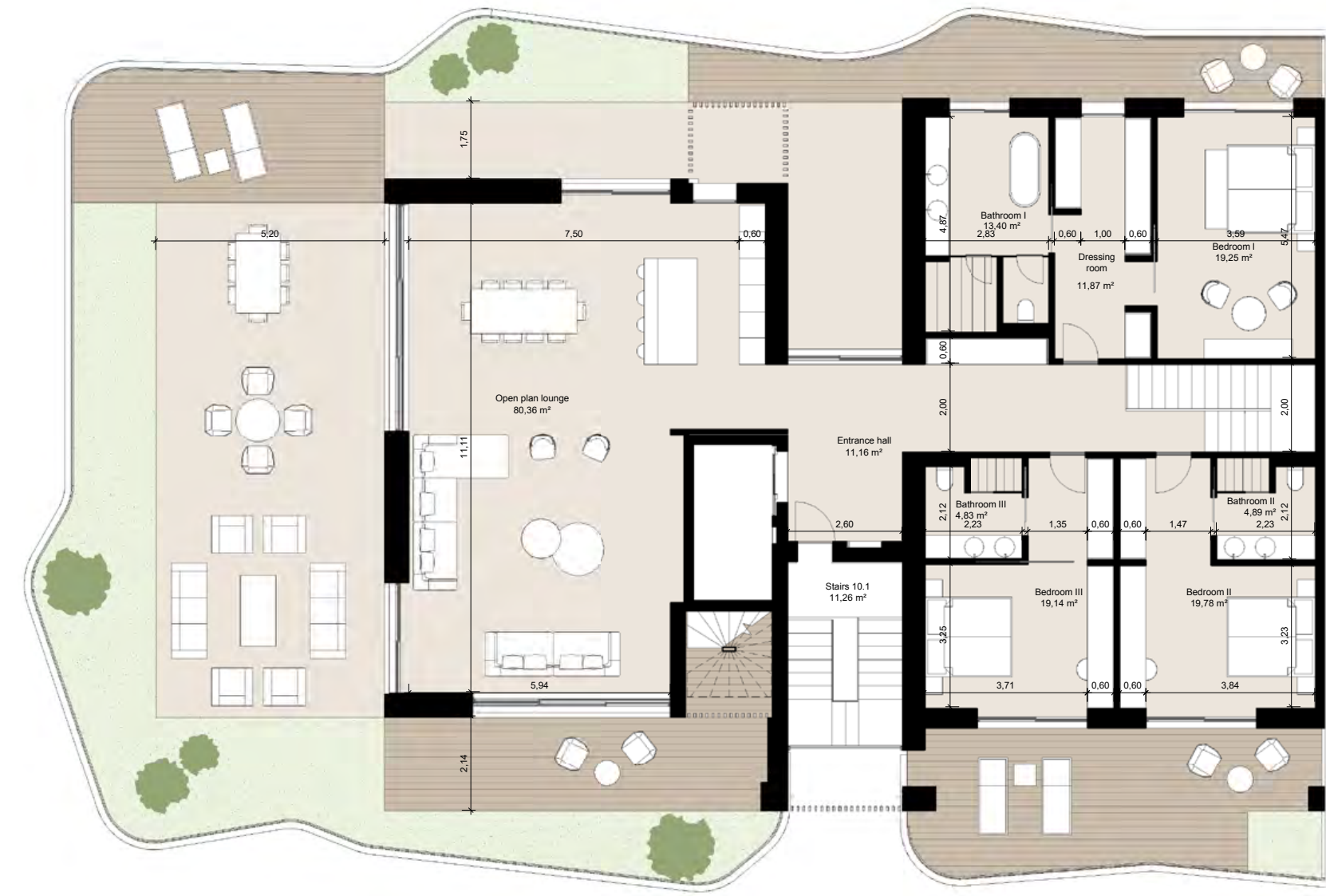
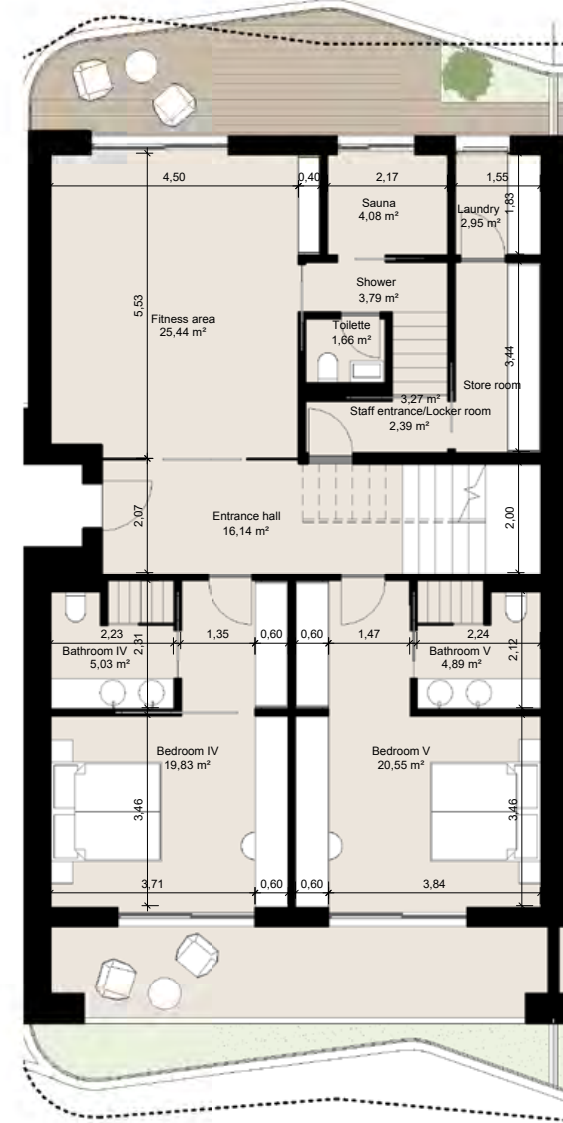
	REAL AREA	Area according to decree 218/2005
Indoor usable area	294,70 m <sup>2</sup>	294,70 m <sup>2</sup>
Total built area*	431,59 m <sup>2</sup>	461,06 m <sup>2</sup>
Covered terrace	42,47 m <sup>2</sup>	
Uncovered terrace	314,58 m <sup>2</sup>	
Total terrace	357,05 m <sup>2</sup>	29,47 m <sup>2</sup>

Total usable area 651,75 m<sup>2</sup> 324,17 m<sup>2</sup>  
 2 Parking places & 1 Storage room included.

- Property limit
- Upper terrace projection
- Common garden for exclusive use

0 1 2 5m Scale 1:100

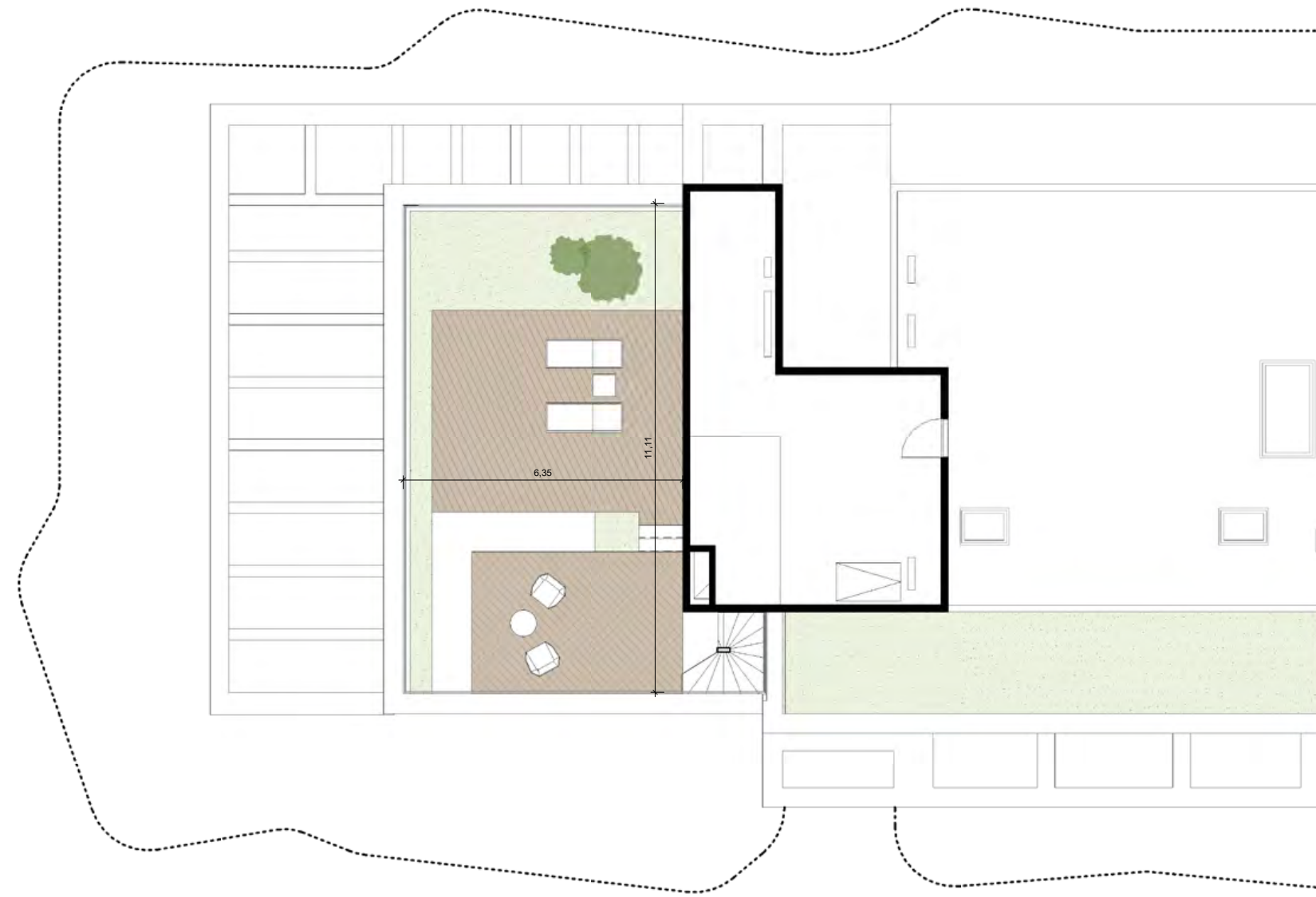
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 \*Common areas included.



THIRD FLOOR



SOLARIUM



5 Bedroom penthouse. Fitness area



5 Bedroom penthouse. Hall



5 Bedroom penthouse. Solarium

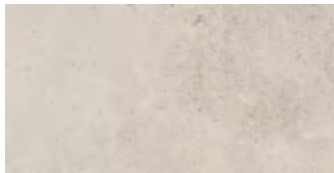




# Architecture and interior finishings

Design by L35, a reputed international architecture firm and the biggest architect office in Spain. They have an impressive track record over 50 years, having successfully completed more than 200 projects on four continents. Their goal is design excellence, creative freedom and achieving only the highest standards.

Hidden minimalistic aluminum frames in windows with seamless transition interior-exterior.  
 Aluminum skirting flash with the plasterboard partitions.  
 Floor to ceiling white lacquered wood doors and joinery.  
 Double glazed windows with sun film and argon gas protection.  
 Motorized window shutters in bedrooms.  
 Underfloor heating system.  
 Separated air-conditioning and ventilation system per room.  
 Armored entry doors framed in wengue wood.  
 Quality bathroom sanitary ware and fittings.  
 Big format ceramic first quality tiles (Porcelanosa or similar reputed brand).  
 Domotic system with Schneider lighting control.  
 Hansgrohe taps in all bathrooms.



Berna Caliza PORCELANOSA



Berna Acero PORCELANOSA



## Kitchen and laundry room

Bulthaup opened kitchen with central island.  
 Siemens integrated high efficiency appliances.  
 Separated fitted laundry room with high efficiency washing machine and dryer.

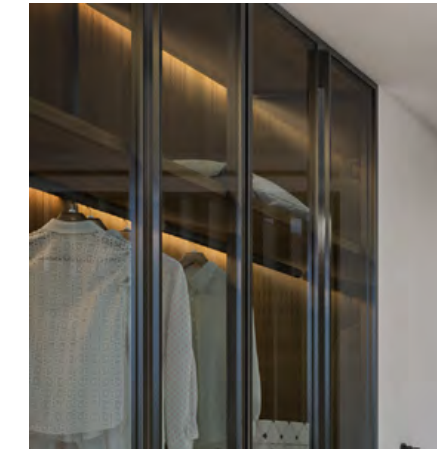


Stone

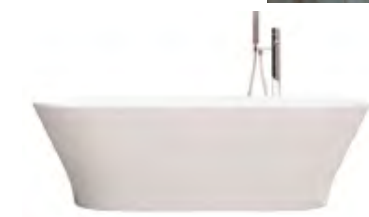


## Master in-suite bedroom

Large wardrobe and dressing area.  
 Integrated bathroom with glass wall and articulated wood lattice.  
 Krion standalone bathtub in bathroom.  
 Large shower with big rain shower.



Built-in shower  
 Raindance E Hansgrohe



Freestanding bathtub by Krion  
 (Slim model, 150 x 80 cm)

## Exterior finishings

Large terraces along all the apartment façade with glass handrail.  
 Different floor finishing in terraces: garden, wood decking and tiling.  
 Large garden and private terrace area in ground floors.  
 White lime rendered façade with thermo-treated wood accents in penthouse façade and access area.



## Energy efficiency

High-isolated aluminium frames and glazing.  
 BREEAM certificate GOOD rating.  
 Aerothermal water heating and air-cooling system.  
 High efficiency kitchen appliances.  
 Recycled water for irrigation network.



## Common areas and facilities

Sandy pool for kids with water feature.  
 Big adult pool with large landscaped decking.  
 Putting green area.  
 Exterior playground area for kids.  
 Exterior Yoga/gym timber deck area.  
 Running path throughout the plot perimeter.  
 20 m long Indoor-outdoor pool.  
 Indoor gym and sauna with changing room facility.







#### DISCLAIMER

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The plans, specifications, images and other details herein are only indicative and subject, among others, to the approval of the relevant authorities. The Developer/Owner reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper, without prior notice.

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# VILLAGE VERDE

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Avenida La Reserva, S/N, Sotogrande



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