

Welcome to Sueño.

Villa 'Sueño' is in the well-known luxury resort Sotogrande, in southern Spain. Its location naturally brings with it great peace, amenities, and spectacular views. Situated in close proximity to multiple points of interest, Sueño has an unbeatable position. Among the notable views include the championship golf courses, the surrounding mountains and the unmissable Mediterranean sea.

The villa has been built to the highest quality standards inside and out. Externally you will find features such as a 15 metre infinity pool, stunning fire pit and waterfalls.

The architecture respects the rock in which it has been embedded, and the stunning views throughout.

Both internal and external elements

have opulent quality levels and absolute indulgent luxury yet still offering practicality in interior design.

Safety, and comfort were all part of the specifications for the villa, and all these aspects have been thoroughly thought out and implemented.

When it comes to efficiency and reduced carbon footprint, 'Sueño' has it all. Grey water systems, extensive climate control planning, and full photovoltaic power supply harnessing the sun.

'Sueño' has clearly been developed with innovation in mind. It is present both on a conservational level, allowing the villa to be mainly autonomous and on a technological level, creating a fully, future-proof home.







Exterior Specifications:

- Sueño Villa has a total build of 1.249m², built on a plot of 3.164m².
- The net internal build covers 830m² with 188m² of covered terraces and open terraces of 273m².
- On the exterior we admire natural stone and porcelain cladding, adding a special touch to the look and feel of the villa.
- Flooring in high quality, large format from Porcelanosa.
- The windows and external doors are all flat threshold from Reynears, the worlds best manufacturer. The windows feature an insulation film reducing 90% of the solar heat ingress from the sun.
- The balustrade is fully glazed throughout, ensuring all of the views are panoramic.
- The gates to drive onto the property are double electric aluminum, 2-metre gates, ensuring a good look, easy drive in, and total security.
- Sueño is on a fully fenced plot with a 2-meter wall facing the road, again ensuring that full privacy is maintained throughout. At the front of the plot there is a huge Escollera stone wall lifting the whole project some 6 metres from the edge of the cul de sac.





Exterior continued:

- The 15 meter long infinity pool, heated through solar power and a saltwater purification system. The water is further carried through the villa in the form of 2 waterfall pools that lead to the front of the house.
- Poolside, villa Sueño boasts a custom firepit sitting area surrounded by flowing water.
- External fully fitted barbeque area.
- Sound distribution system in place allowing music and entertainment on all patio areas of the house.
- The garden boast a large flat area adjacent to the pool and terraced native areas to the bottom of the rear garden. Within these there is the installation of native and tropical trees and plants, with a fully automated irrigation system.







Interior Specifications:



- Bespoke interior carpentry and doors.
- Feature stone accent walls and bespoke wooden room dividers.
- Kitchen constructed of the best materials with oversized island and dining area. All worktops are 8cm deep Krion and appliances by Miele to include 2 dishwashers, Fridge and Freezer, 2 ovens, microwave, warming drawer and 90cm hob with downdraw extraction.
- All bathrooms in the villa are extremely high quality. They feature custom marble and stone, Krion, Noken and Grohe taps plus ceiling waterfall shower heads throughout.
- The front door is a full oak pivot door adding comfort and the design.
- Sueño features a glass door lift to all 4 floors of the house. Including the basement, where we can find a surround sound cinema room, Bar and games room plus the 4 car garage.
- Within the basement you can also find a custom home sauna.
- A bespoke glass gas fireplace has been fitted as a centrepiece in the lounge, bringing that extra warmth and coziness to the house.
- The lounge and kitchen boast huge vaulted ceilings adding to the homes individual appeal.

Further specification

- Full house under floor heating system
- The highest specification and efficient air conditioning system installed throughout the house.
- Glass 3 metre window from the bar into the pool itself.
- Fully intelligent, future proof domotics 'control 4' system with the best and most user-friendly room units and central Ipad master controls.
- The villa is fitted with Bower and Wilkins sound distribution. This flows through to ground floors and external patios, all controllable from a mobile phone or tablet. Wireless internet coverage is distribution throughout the villa, with cat 6 plus connection hubs on all floors.
- One of the major innovations used within this villa is its efficiency. Photovoltaic panels and battery units have been incorporated into the villa, and its insulation methods are unbeatable.



Lighting, Climate and Environment

Lighting:

- Energy efficient LED lights used throughout.
- Highly innovative lighting design. You live in two houses, one day and one night. The lighting design has been painstakingly installed both internally and externally.
- A minimum of 70% of the electricity in this villa comes from photovoltaic solar panels located on the roof and battery walls installed in the villa.
- The heating of the pool is run 100% on the battery walls and photovoltaic panels.

Climate control:

- Window insulation film: reducing internal solar heat by 90%.
- Double glazing: one glass being 4x4 and another 6x6 to further break down heat and acoustic waves.
- Reynaers aluminium windows with a quadruple bridge aluminium frame ensuring further insulation.
- Walls have a maximum loss of 0.21kw due to the quality build insulation.
- Floors have acoustic and thermal insulation using the latest technology through rock and glass wool.



Wellbeing



- Security linked alarm and CCTV system, linked directly with the main Sotogrande system with 24H security and patrols every half an hour.
- The gates to drive onto the property are double electric aluminium and 2 metres high. Fencing and walls also surround the whole plot, ensuring security and privacy.
- Salt water pool, removing disinfectants, meaning no chlorine or bromine is used.
- All floors are one level with no steps within.
- Seamless from in to outdoors with zero threshold doors.
- Every en-suite is a wet room.
- Smart house: Sueno has the ability to be managed from a hand held tablet or device.

Sustainability

Water:

- Two separate incoming water systems, one dedicated to daily life use, which is drinkable, and the other for the irrigation systems and the flushing of toilets.
- The pool uses a salt water purification system

Recycling:

- Two separate sewage systems: one for grey water, which gets recycled as sprinkling water for the golf courses in Sotogrande, and the other for rain and freshwater.

Harnessing the sun:

- The best Swedish photovoltaic panels with long guarantees to maintain the self sufficiency of the property long into the future.





Insurances

- The property comes with a full 10-year insurance backed structural guarantee.

Price:

- 4,900,000.00€



