















Modern villas in La Reserva, Sotogrande

Sotogrande

€ 954.000

 Estate type:	Villa	 Area:	242 m2
 Terrace:	32 m2	 Number of bathrooms:	3
 Number of bedrooms:	3	 Garage:	Yes
 Pool:	Yes	 Plot:	81 m²
 Air conditioning:	Yes	 Television:	Yes
 Close to golf courses:	Yes	 Wi-Fi:	Yes

A private enclave surrounded by nature – the development is located in one of the quietest parts of Sotogrande, bordering protected natural land.

The location balances privacy with easy access to amenities. La Cañada Golf Club, Real Club Valderrama and Sotogrande marina are just a few minutes away. Sotogrande International School is situated within La Reserva itself.

The development comprises 49 homes arranged in a coherent, low-density layout – each with a private garden and pool. The architecture is clean and functional: white volumes, large glazed openings and floor plans that bring in natural light and connect the interior to the garden. Designs suited to a climate where daily life moves largely outdoors.

The development offers three housing types – from intimate courtyard homes to spacious detached villas on plots of up to 1,000 m².

Main specifications:

- ** 49 homes
- ** floor area: approx. 242–318 m²
- ** terraces: 33–69 m²
- ** plots: from approx. 82 to 1,000 m²
- ** private garden and pool with every home

Available from €954,000 to €2,340,000

Off-plan purchase · completion March 2028

For full details, current availability or to arrange a viewing, contact us.

In accordance with the provisions of Article 20.1 of the TRLDU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.



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