

LA RESERVA, SOTOGRANDE



bedrooms **5** bathrooms **9** built **1.588** _{m²} terrace **397** _{m²} plot **3.110** _{m²}

VILLA WATCHTOWER | EXCEPTIONAL ARK-DESIGNED RESIDENCE IN LA RESERVA, SOTOGRANDE

Villa Watchtower is an exceptional contemporary residence by ARK Architects, occupying an elevated position in La Reserva de Sotogrande with panoramic views across the surrounding landscape, golf course and Mediterranean Sea.

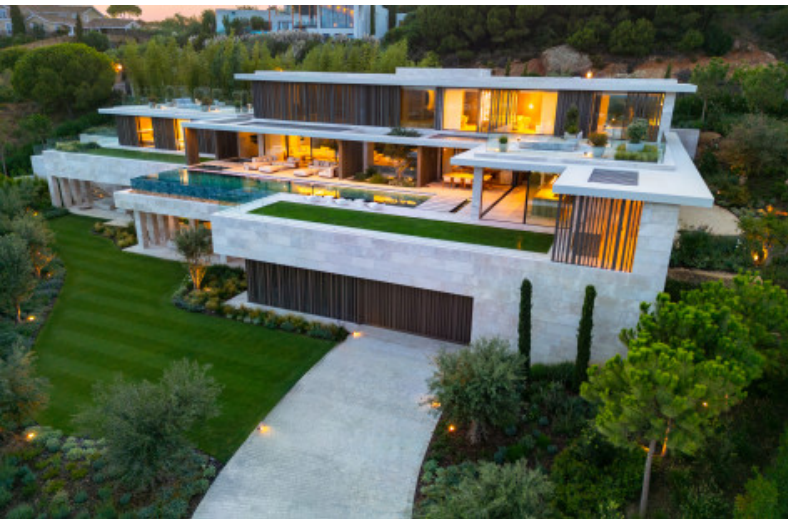
Set on a plot of approximately 3,110 m², the villa offers around 1,903 m² of total constructed area, including approximately 1,589 m² of enclosed interiors. Despite its considerable scale, Watchtower has been designed as a home rather than simply a statement of size, with generous living spaces, strong architectural lines and a close connection between the interiors, gardens and views.

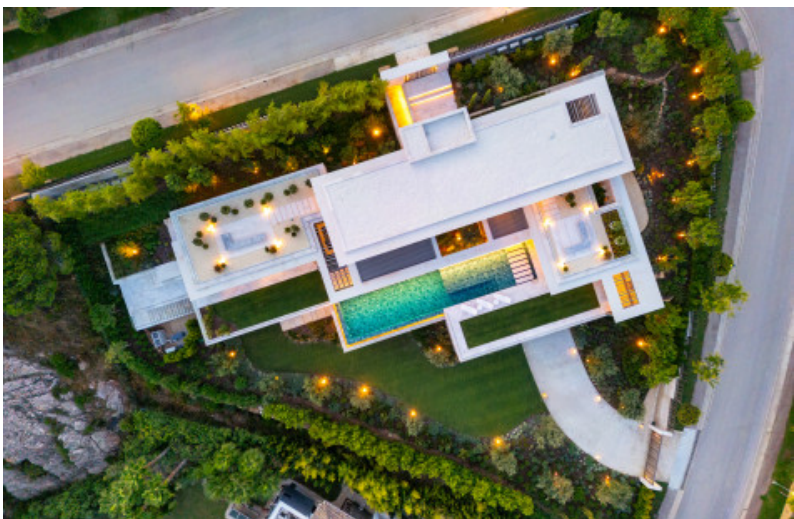
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community **300 €** _{month} garbage **--** _{year} IBI **--** _{year} for sale **12.500.000 €**









La Reserva, Sotogrande

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The villa was conceived as a private residence and built under the close supervision of its owner, with particular attention given to construction quality, materials and finishing. Natural stone, bespoke joinery, expansive glazing and carefully integrated lighting create interiors that feel sophisticated yet restrained.

The main living level is arranged around a series of open, interconnected spaces. Floor-to-ceiling sliding glass doors open the principal living areas directly onto the terraces, garden and swimming pool, allowing the architecture to almost disappear when the house is opened to the outside.

At the centre is a beautifully designed kitchen equipped with Gaggenau appliances, complemented by generous living and dining areas and extensive outdoor entertaining space. High ceilings and the use of Nacar natural stone reinforce the sense of volume ...

Reference	736704	Beds	5	Built m ²	1.588
Type	Villa	Baths	9	Interior m ²	1.588
Location	La Reserva, Sotogrande	En-suite Baths	5	Terrace m ²	397
		Guest Toilets	4	Plot m ²	3.110
		Pax	---		
Pool	Private	Community	300 € / month	Levels	3
Garden	Private	Garbage	---	Floor	3
Garage	Private	IBI	---	Orientation	South/East
Parking slots	10	Construct Year	2026	EPC	In Progress
		Renovation year	---		

For sale

12.500.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

and continuity throughout the house.

Watchtower offers five bedrooms, all with en-suite bathrooms. The principal suite occupies a privileged position on the upper floor and has been designed as a private retreat, with a generous dressing area, an expansive bathroom with freestanding bathtub and private terraces overlooking the landscape and Mediterranean beyond.

A particularly impressive fifth bedroom suite is located on the lower level, offering additional privacy and making it ideal for guests.

Wellness is an integral part of the house rather than an addition to it. The dedicated spa area incorporates an indoor swimming pool, cold plunge pool, sauna, steam room and fully equipped gym, creating a comprehensive private wellness environment within the home. Further leisure spaces include a wine cellar.

One of Watchtower's most distinctive features is its extraordinary 10-car garage. Finished to a standard far beyond conventional residential parking, it feels more like a private automotive showroom, with the space and presentation to display a significant collection properly. A dedicated car-washing area adds to its functionality.

The technical specification has been approached with the same attention as the architecture. The villa incorporates underfloor heating, individually controlled climate zones, mechanical ventilation with heat recovery, high-performance glazing and a KNX home automation system controlling principal functions throughout the property. A lift connects the different levels of the house.

Outside, expansive terraces lead towards the infinity swimming pool and landscaped gardens, with an outdoor kitchen and barbecue area designed for entertaining. Mediterranean planting, mature olive and cypress trees and the property's natural rock formations give the landscape character and privacy while preserving the openness of the views.

Watchtower is offered fully furnished, making it a genuinely turnkey residence. The interiors and furniture have been selected to work with the architecture, allowing a new owner to move into a completed home without the lengthy process of designing, building, furnishing and finishing a property of this scale.

La Reserva is one of Sotogrande's most sought-after residential areas, characterised by large plots, privacy, contemporary architecture and natural surroundings. La Reserva Club, its golf course, racquet facilities and private beach club are nearby, as are Sotogrande International School, the Marina and the wider amenities of Sotogrande.

Villa Watchtower brings together ARK architecture, approximately 1,589 m² of enclosed interior space, five en-suite bedrooms, comprehensive private wellness facilities, an exceptional automotive showroom, panoramic views and the immediacy of a fully completed and furnished home.

A substantial architectural residence, designed not simply to impress, but to be lived in.