

## Villa Oasis - Specification

Total plot size : 5148 sqm

Total built area : 1600 sqm

Built on a flat double plot, the grounds of the villa and front garden occupy an area of 3073 sqm, whilst the landscaped rear garden has an area of 2075 sqm with potential for further development such as additional accommodation, padel or tennis courts

### Exterior

- Immaculate, mature front and rear gardens
- 17 metre, infinity edge pool with waterfalls
- Spacious covered terrace for dining, entertaining and relaxation
- Garden pavilion with barbeque and outside dining area, WC and shower
- Garden and terrace audio systems
- Secluded hot & cold water garden shower
- Centuries-old olive & cypress trees
- Fragrant ornamental hedges of Pistacia lentiscus
- Reflecting pool with water feature
- Car port with EV charging, draped with white flowering Chinese wisteria

### Ground Floor

- Enclosed entrance courtyard with seating and citrus trees
- Central double height glazed atrium with water feature and orange trees
- Open plan living spaces, lounge, formal dining room and sitting room
- Open fireplace and Yamaha Disklavier self-playing grand piano in lounge
- Designer kitchen with vaulted ceiling. Gaggenau appliances, twin dishwashers, wine fridges, integrated coffee machine, and Teppanyaki grill
- Two luxurious double guest suites with ensuite bathrooms and rainfall showers
- Spacious entrance hall with guest WC
- Internal double garage

### First Floor

- Grand master suite with vaulted ceiling and emperor sized bed  
Private lounge area with open fireplace  
Luxurious ensuite bathroom with rainfall shower and free standing bath  
Spacious walk in dressing room with private study area
- Two additional large guest suites, each with dressing room and ensuite bathroom with rainfall shower, freestanding bath and a secluded courtyard garden
- Panoramic sun terrace with sea and mountain views, sun loungers and seven seater Jacuzzi hot tub

## Basement

- Spa complex with 13 metre heated indoor pool, waterfall and swim jets  
Infinity edge 12 seater hot whirlpool  
Separate Finnish sauna & steam rooms  
Chilled cold plunge pool  
Bar, entertaining and serving area with wine fridge  
Showers, WC and his & hers dressing rooms
- Fully equipped, professional gym with Life Fitness equipment  
Fitness studio with table tennis table and punch bag  
Antique oak flooring and chilled water dispenser
- Private 12 seater cinema with 4.3m screen and Sony 4K projector  
Steinway digital surround sound audio system
- Temperature controlled 300 bottle wine cellar with separate champagne fridge
- Guest suite with terrace access and ensuite bathroom
- Fully equipped business centre with two separate workstations
- Laundry room with staff kitchen

## Technical

- Control4 whole-home automation system with touch panel and app control
- State of the art Lutron LED lighting
- Integrated audio system in all interior spaces, terraces and front garden  
Airplay, Sonos, Spotify, Tidal audio capability
- TVs with IPTV in all guest suites, kitchen, sitting room, gym and fitness studio
- Gigabit full fibre internet connection
- Air conditioning throughout
- Travertine marble flooring, with underfloor heating on the ground and first floors
- Energy efficient air sourced heat pumps for HVAC and pool heating
- Solar heating panels, auxiliary gas and electric boilers for hot water
- Remotely controlled steel sliding vehicle gates with pedestrian side gates
- Internal and external CCTV coverage

## Location

Located in Sotogrande Alto G zone within easy access of the following amenities :

Sotogrande International School  
SO Sotogrande luxury five star hotel  
The highly acclaimed Valderrama and San Roque golf courses  
The Santa Maria Polo Club  
Picturesque Sotogrande Marina with many dining and shopping opportunities  
Trocaero Restaurant & Beach Club  
Drive times : Gibraltar 20 minutes, Marbella 40 minutes, Malaga 70 minutes