

VILLA
NOVA

SORA
by fenext





LIVE THE SOTOGRANDE LIFE/STYLE

Life in Sotogrande is defined by space, nature and a privileged connection with the outdoors. Framed by the Mediterranean Sea and the rolling hills of southern Andalucía, it is a place where architecture and landscape exist in harmony. Open skies, breathtaking scenery and an unhurried rhythm create an atmosphere that feels both peaceful and inspiring.

Sotogrande offers an exceptional balance between ambition and wellbeing. An international community, outstanding amenities and excellent connectivity make it equally suited to year-round living, regular travel and weekends spent enjoying everything the area has to offer. It is a place where people come to build not only remarkable homes, but a remarkable way of life.

FIND YOUR BALANCE

Few places combine world-class sport, natural beauty and everyday living as effortlessly as Sotogrande. Championship golf, international polo, sailing and an exclusive marina are all part of the landscape, creating a lifestyle that feels both active and unhurried.

Beneath its understated elegance is a welcoming international community that values privacy, quality and authenticity. It is a place where business, family life and leisure coexist in natural balance, making it as rewarding to live in as it is to experience.



VILLA
NOVA

Sotogrande
International
School

Real Club
de Golf
Sotogrande

Polo Club
Sotogrande

Sotogrande
Marina

Torreguadiaro



50 min - Malaga Airport



30 min - Gibraltar Airport

32 min - Estepona

40 min - Gibraltar

42 min - San Pedro Alcántara

43 min - Puerto Banús

50 min - Marbella Centre



EXPERIENCE CONNECTION

Life extends well beyond your front door. From cafés and beach clubs to sport, wellness and cultural experiences, Sotogrande offers a remarkable variety of ways to spend each day, all within easy reach.

An established international community and excellent connections to Gibraltar, Marbella and Málaga create a setting that is both peaceful and well connected, balancing privacy with a genuine sense of belonging.

FOR EVERY GENERATION

Family life is enriched by opportunity. From outstanding international education to sport, music, sailing and the arts, children are encouraged to explore their interests in an environment that supports both academic achievement and personal development.

It is a setting where every generation is embraced, giving families the confidence to put down roots and look towards the future.





ABOUT VILLA NOVA

Inspired by the brilliance of its name, Villa Nova is a home shaped by light. Its elegant single-level design unfolds naturally into the landscape, where expansive glazing floods the interiors with light, and generous living spaces open into the outdoors.

Positioned on an established residential avenue defined by contemporary architecture, Villa Nova combines the privacy of an exclusive setting with the confidence of exceptional design. It is a home that feels quietly distinctive, balancing openness with discretion in one of Sotogrande's most desirable locations.





THE ARCHITECT/

BDZ DE MIER + ASOCIADOS is a multidisciplinary, multi-generational professional firm with over 30 years' experience providing services in architecture and urban planning. Its expertise draws on the extensive professional experience of its members across architectural design, construction management, urban research, interior design, landscape architecture, structures and building services, material quality and environmental impact.

OM28 Architects is an architecture practice based in Sotogrande with extensive experience in the design and comprehensive development of architectural, urban planning and interior design projects. Their work is primarily focused on Sotogrande, the Costa del Sol and the Campo de Gibraltar, encompassing numerous high-end residential properties, refurbishments, sports complexes and urban development projects.



THE INTERIOR DESIGNER/

Estudio Baelo Interior Design specialises in creating spaces where interior architecture, functionality and beauty coexist in perfect balance. They develop residential, commercial and corporate interior design projects conceived from a contemporary perspective, in which every decision is guided by a clear idea: to enhance the way spaces are lived in.

Their work stems from the conviction that true luxury lies not in ostentation, but in the quality of the materials, the serenity of the proportions, the masterful use of light and the attention to detail. Each interior is designed to transcend trends, becoming a timeless, elegant and deeply personal space.

Estudio Baelo do not view interior design as a mere decorative discipline, but as a tool capable of transforming the quality of life of those who live in each space.



ESTUDIOBAELO

INTERIOR - DESIGN



VILLA NOVA EXTERIOR

Designed to embrace its surroundings, Villa Nova's exterior reflects both the home and its setting. Situated on one of Sotogrande Alto's most prestigious residential avenues, characterised by sleek architecture and generous landscaped plots, the villa is a valuable addition to this elegant neighbourhood.

The outside space has been designed to make the most of Villa Nova's generous 1,454 m² plot. A 104 m² terrace combines covered and open-air spaces for dining, entertaining and quiet relaxation, flowing naturally into landscaped gardens centred around a private swimming pool.

Thoughtfully positioned planting enhances both privacy and the connection to nature, while open mountain views create a striking backdrop. Together, the outdoor spaces form an elegant extension of the home, inviting year-round Mediterranean living in complete comfort.



VILLA NOVA INTERIOR

Villa Nova has been thoughtfully planned around an intelligent single-storey layout, offering more than 369 m² of beautifully appointed living space. Designed to balance openness with privacy, the home separates elegant entertaining areas from the more intimate bedroom wing, creating a natural flow that enhances everyday living.

At its heart, an inviting living room with a sculptural suspended fireplace opens onto formal and informal dining spaces and a beautifully equipped kitchen fitted with state-of-the-art appliances.

Five spacious en-suite bedrooms, each with high-quality fitted wardrobes, offer peaceful private retreats. Practical spaces including a laundry room, storage room and guest cloakroom are seamlessly integrated into the design. Delivered fully furnished with bespoke pieces created exclusively by Baelo Interior Design, Villa Nova is move-in ready, made for your comfort from the moment you enter.







ELEGANCE WITHOUT COMPROMISE

Behind its sophisticated design, Villa Nova incorporates the technology and practical features expected by discerning buyers of high-end luxury property. Underfloor heating, air conditioning and solar panels provide year-round comfort and energy efficiency, while the gated community with 24-hour security offers complete peace of mind.

Two covered parking spaces and a fully furnished interior ensure every aspect of the home has been considered, allowing you to move in and immediately enjoy the Villa Nova lifestyle.



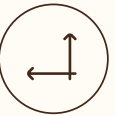
6
Bedrooms



6
Bathrooms



473 m²
Built



1454 m²
Plot



External
Pool



104 m²
Terrace



2 Cars
Space Garage



South
Orientation



SORA
by fenext