

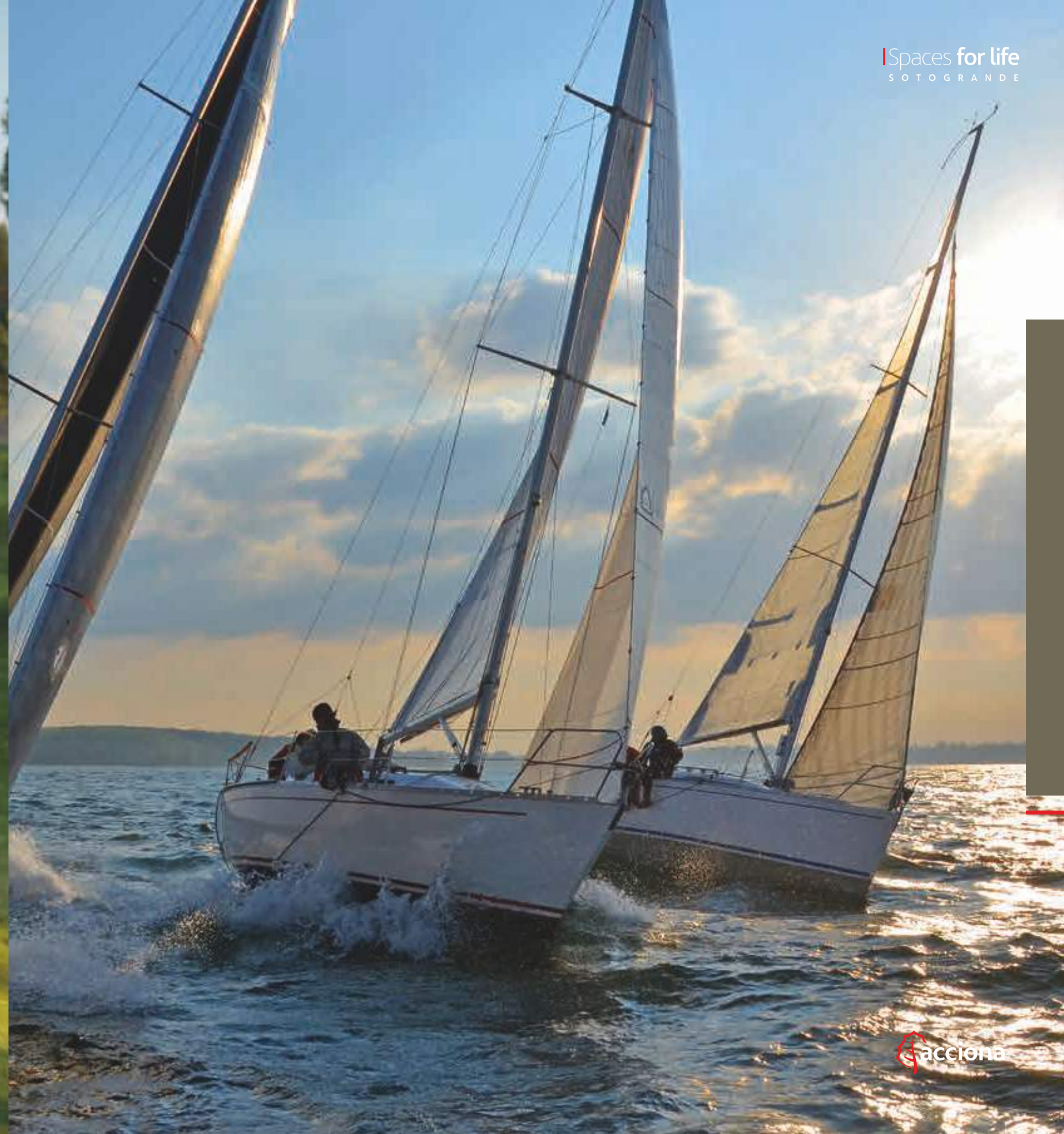
| Spaces for life

LOS ALBARES

DE SOTOGRANDE



Step out ,
for the
unparalleled
Sotogrande
lifestyle



Step in ,
for the tranquillity,
seclusion and exclusivity
that you want in your life

LOS ALBARES

DE SOTOGRANDE

LOS ALBARES HOMES & VILLAS

Find serenity
in Sotogrande

Los Albares is a unique residential complex designed by ACCIONA as the pinnacle of Sotogrande living. A selection of exclusive homes and villas, all with gardens and private pools, engage harmoniously with their beautiful natural setting. An authentic architectural design that respects your privacy, tranquillity and way of life.

In a privileged location hand-picked for its inspiring views and peaceful ambience, within the La Reserva de Sotogrande area and overlooking a golf course, with five other world-class courses just moments away. All of Sotogrande is at your feet, offering an unparalleled choice of leisure and lifestyle amenities.



19 Patio Homes, 24 Garden Homes and 6 Villas

Peaceful, secluded and enjoying a privileged location within the community of Sotogrande, Los Albares is an exclusive development of just 49 homes, each with private terracing, garden and swimming pool.

Comprising single-family homes and villas with three or four ensuite bedrooms, it offers a secure and private setting adjacent to a world-class golf club.

LOS ALBARES DE SOTOGRANDE

GARDEN HOMES (Semi-detached)

24 semi-detached homes with a classic, timeless design, each with its own configuration of gardens and terracing shaped by the underlying topography. Each home stands on its own plot with private garden, swimming pool and spacious pergola, so you can enjoy true indoor-outdoor living in Sotogrande's sun-drenched climate. The majority of plots have an area exceeding 500 sqm.

- 
4 bedrooms
- 
4 bathrooms and
1 guest bathroom
- 
2 floors
- 
2 outdoor
parking spaces
- 
Garden approx.
270 sqm
- 
Swimming pool
- 
Utility room
- 
Pergola









PATIO HOMES (Terraced)

A select development of 19 terraced homes in the northernmost section of Los Albares, offering a village-like feel. Patio homes are designed in a contemporary style with flat roofs, each centring on a private patio with its own garden, pool and pergola. Each home has three bedrooms and three bathrooms on the first floor. At ground level, living-dining room, guest bathroom and kitchen flow smoothly into the outdoor space that forms its heart. A small utility room is located in the basement.

- 
3 bedrooms
- 
3 bathrooms and
1 guest bathroom
- 
2 floors
- 
2 outdoor
parking spaces
- 
Garden approx.
82 sqm
- 
Swimming pool
- 
Utility room

VILLAS (Detached)

Similar in style to our Garden Homes, these six exclusive villas benefit from more spacious private grounds — in some cases exceeding 1,000 sqm. Located in the south of Los Albares, they are set on an incline affording sweeping views of La Cañada Golf Club. Each villa has four bedrooms, four full bathrooms and one guest bathroom.

- 
4 bedrooms
- 
4 bathrooms and
1 guest bathroom
- 
2 floors
- 
2 outdoor
parking spaces
- 
Garden approx.
400 sqm
- 
Swimming pool
- 
Utility room
- 
Pergola

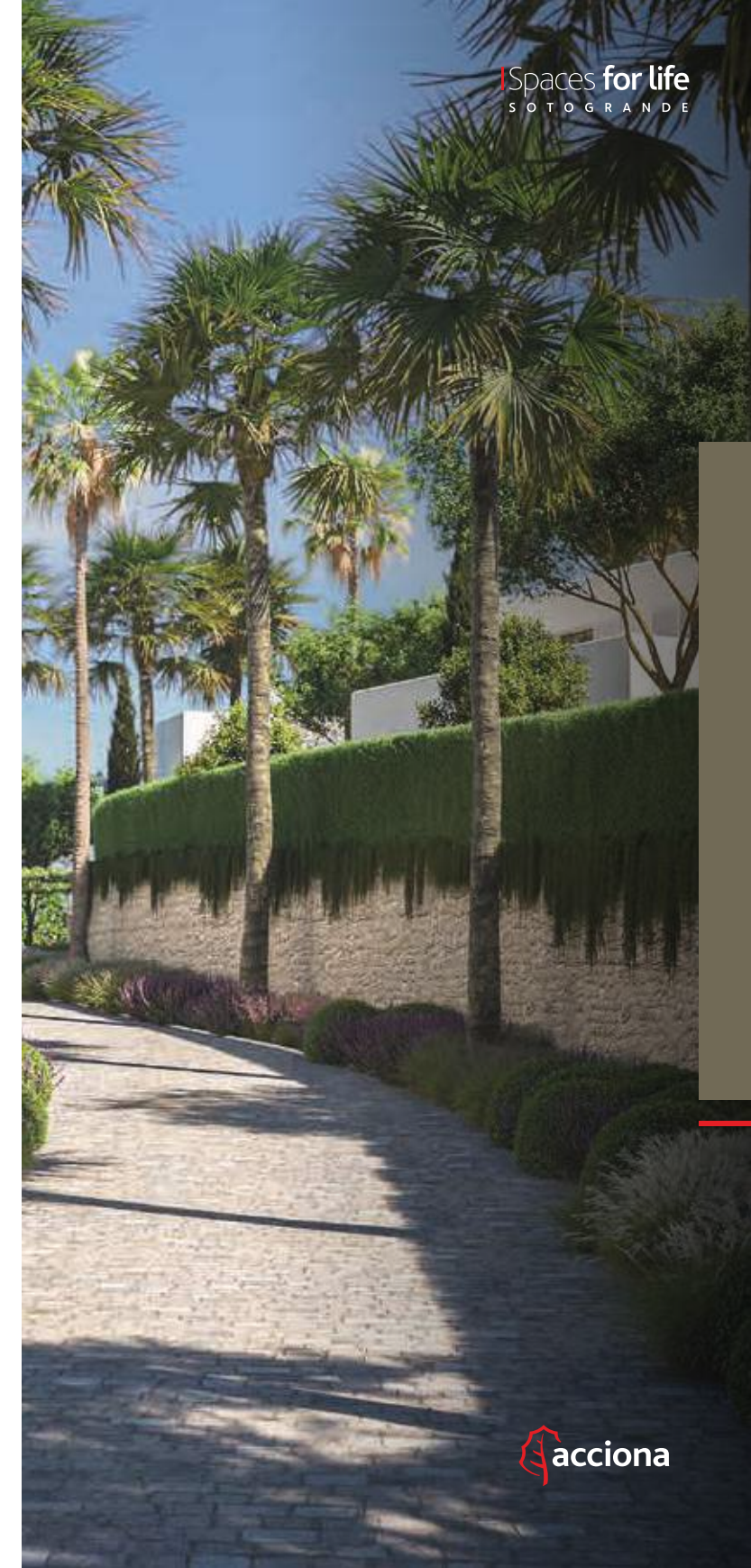




Patio Homes (Terraced)

Privacy & Exclusivity

Los Albares is a tranquil oasis, designed in symbiosis with Sotogrande's stunning natural setting. Its authentic, timeless architecture exudes an elegant simplicity that is quintessentially Andalusian. Masterful landscaping showcases native species while enhancing the delightful sense of seclusion.





TORRAS & SIERRA

Timelessness in Style

ACCIONA selects the most talented architects to create truly remarkable places. Based in Andalusia, Torres & Sierra is one of the most acclaimed and iconic studios in the whole of Europe, known for its inspired designs and commitment to sustainability.

Its vision for Los Albares proposes an original, contextually harmonious architecture set in meticulously maintained grounds. The result is an exceptional development of 49 residences with private swimming pools and gardens, perfectly at home in Sotogrande. Based on an authentic, timeless design, inspired by the whitewashed houses typical of Andalusia, each home features clean lines, natural materials and the latest innovations in sustainable construction.

It's a place to live alongside nature, immersed in the inimitable atmosphere of Sotogrande — the very essence of luxury.



Outstanding interior design

Each home has been individually placed at the optimum orientation to make the most of the interplay between indoor and outdoor space. Interiors bask in resplendent natural light, creating a wonderful sense of peace and well-being.

Inside we find a series of spacious, inviting rooms with fireplaces, every detail selected with care. Each bespoke design has been created from traditional materials, fine craftsmanship and luxury finishes to soothe and indulge the senses, day after day.

Exquisite taste, sustainability and the comfort of underfloor heating unite in perfect harmony with the simply magnificent landscaped grounds.



Sustainability as a way of life



ACCIONA stands for exceptional standards of design, environmental performance and sustainable construction, endorsed by the prestigious BREEAM® certification: an independent, international scheme offering an authoritative guarantee of sustainability, comfort and well-being.



Los Albares will be certified as Very Good by BREEAM® in recognition of its achievements in sustainable construction.

SUSTAINABLE CONSTRUCTION UNDER BREEAM®



Lifecycle analysis of building materials to reduce environmental impact during construction and use.



Measures to improve the ecological value of the site.



Orientations precisely calculated to maximise natural light and energy efficiency.



Landscaping based on native drought-tolerant species.



Efficient light fittings that offer superior performance at a lower energy cost.



Air-source heat pumps providing domestic hot water and air conditioning.



Underfloor heating.



Solar panels installed as standard.



Electric vehicle charging points preinstalled.



Sotogrande: sunshine and sophistication

There are few places in the world offering such an exceptional lifestyle in an unspoiled natural setting. This unique community was designed to offer the very best in resort-style living while respecting the beauty and integrity of its surroundings.

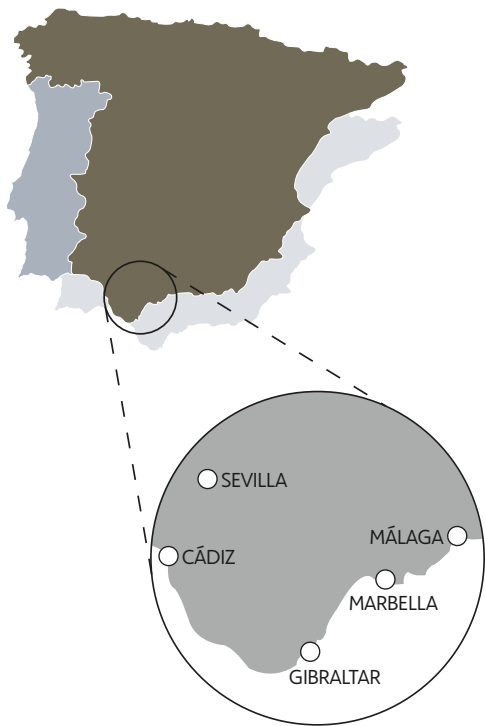
Here, every day is a beach day, the great outdoors your playground. Sotogrande is like nowhere else in Spain: peaceful, idyllic and perfectly positioned in the southern province of Cádiz, an area with a rich artistic and cultural heritage famed for its exquisite quality of light.





DISTANCES

Gibraltar Airport	30'
Málaga Airport	75'
Jerez Airport	75'
Marbella	45'
Tarifa	45'
Málaga	90'
Cádiz	80'
Seville	135'





Endless possibilities

Sandy beaches cradled by the Sierra Mediterránea, with all its natural riches, exclusive beach clubs, world-class shopping with one-off boutiques at Mercado de Levante and the marina, art galleries, antique brokers and more.

Restaurants serving the very best in fine Spanish cuisine, live music on the beach at sundown, unforgettable family adventures at La Reserva Club Sotogrande, the Octógono Beach Club and the Racquet Centre, as well as the SO/Sotogrande Spa & Golf Resort and exclusive international schools and hotels.

Incredible day excursions to Casares, Cádiz, Tarifa, Gibraltar, Tangiers and the picturesque village of Castellar de la Frontera. An extraordinary place for an extraordinary life, with more than 300 days of sunshine per year.





Elite sport on tap

At Sotogrande, you can work on your handicap on the golf course, hone your skills in the saddle or set sail on the glistening sea... or just relax and watch world-class athletes in action.


The home of elite sports for decades, Sotogrande attracts major international golf, polo and sailing contests every year, thanks to its magnificent marina, outstanding facilities and exclusive ambiance.





Indulge your passion for golf at six stellar courses

Los Albares is directly adjacent to La Cañada golf course. Within just a few minutes' drive you'll find some of Spain's most beautiful and prestigious clubs, including Real Club Valderrama, ranked no.1 in Europe every year since 1989 and home of the Ryder Cup, and La Reserva Golf Club, which hosts the PGA NH Collection Open. The choice is yours. Perfect your swing at any of six magnificent 18-hole courses.

	
La Reserva Club Sotograde	2'
Club de Golf La Cañada	5'
Real Club Valderrama	8'
Real Club de Golf de Sotograde	10'
Almenara Golf Club	13'
The San Roque Club	15'



A sea and the ocean at your feet

A stunning natural enclave lapped by the gentle waters of the Alboran Sea, with direct access to the Atlantic, Sotogrande has more to offer than you could ever imagine. Here you will find one of Europe's most lively and attractive marinas, internationally renowned for its design, facilities and the extensive range of watersports on offer. Boasting more than 1,300 moorings, a boat yard, sailing and surfing school and the prestigious Real Club Marítimo Sotogrande, it's an ocean-lover's paradise.

Spend sunsoaked days between surfing, padel surfing, windsurfing, kitesurfing, kayaking... or simply relax on the beach and explore its exquisite restaurants, beguiling boutiques and extensive choice of gyms and beauty salons, all interlaced with lush wetlands and tree-lined canals.





The ultimate outdoor lifestyle

Flanked by mountains and sea, Los Albares blends seamlessly into the exclusive enclave of Sotogrande Alto. This unique residential complex adjoining La Cañada golf course is surrounded by peaceful, protected natural landscapes, offering stunning views, unspoiled tranquillity, a thriving native fauna, exquisite light quality, refreshing sea breezes and pristine air filtered by an abundance of trees.

Every home in this natural sanctuary is designed to open onto its own garden of native plants and flowers and a private pool. Quiet and secluded, this garden community exudes a sense of tranquillity, with its charming landscaped roads, wide pavements and exclusive padel tennis court. Make the most of your valuable time in the renewing balm of nature.



Patio Homes (Terraced)



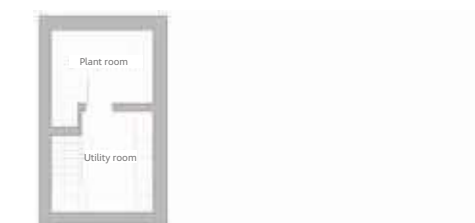
*Garden size will vary according to location within the development.

TYPE 1

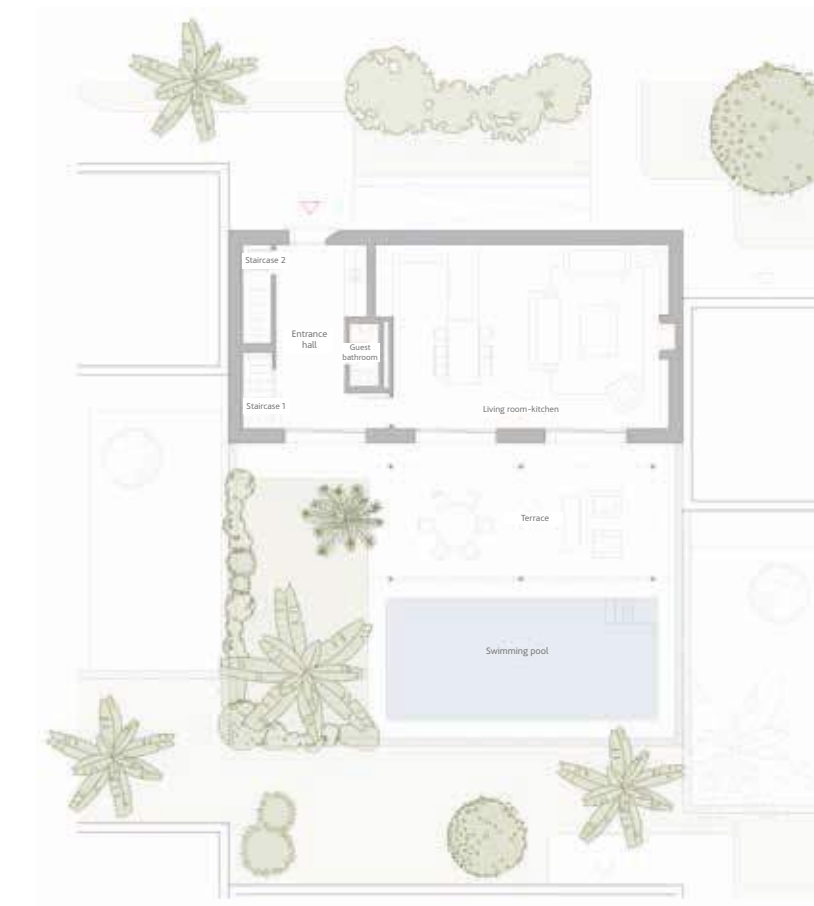
	DECREE 218/2005
Living room-kitchen	56.55 sqm
Master bedroom	20.96 sqm
Bedroom 2	14.13 sqm
Bedroom 3	13.61 sqm
Bathroom 1	7.39 sqm
Bathroom 2	3.78 sqm
Bathroom 3	4.05 sqm
Guest bathroom	2.10 sqm
Terrace	32.00 sqm
Hallway	8.81 sqm
Entrance hall	17.54 sqm
Utility room	7.97 sqm
Staircase 1	6.00 sqm
Staircase 2	6.76 sqm
Garden	82.00 sqm
Swimming pool	36.00 sqm
Plant room	8.21 sqm
Useable indoor area	177.53 sqm
Total built area	270.88 sqm
Total useable area	195.28 sqm
Total built area	256.63 sqm



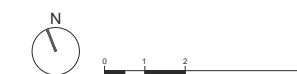
First floor



Basement floor

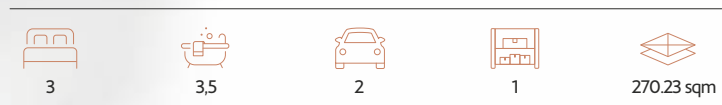


Ground floor



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Patio Homes (Terraced)



*Garden size will vary according to location within the development.

TYPE 2

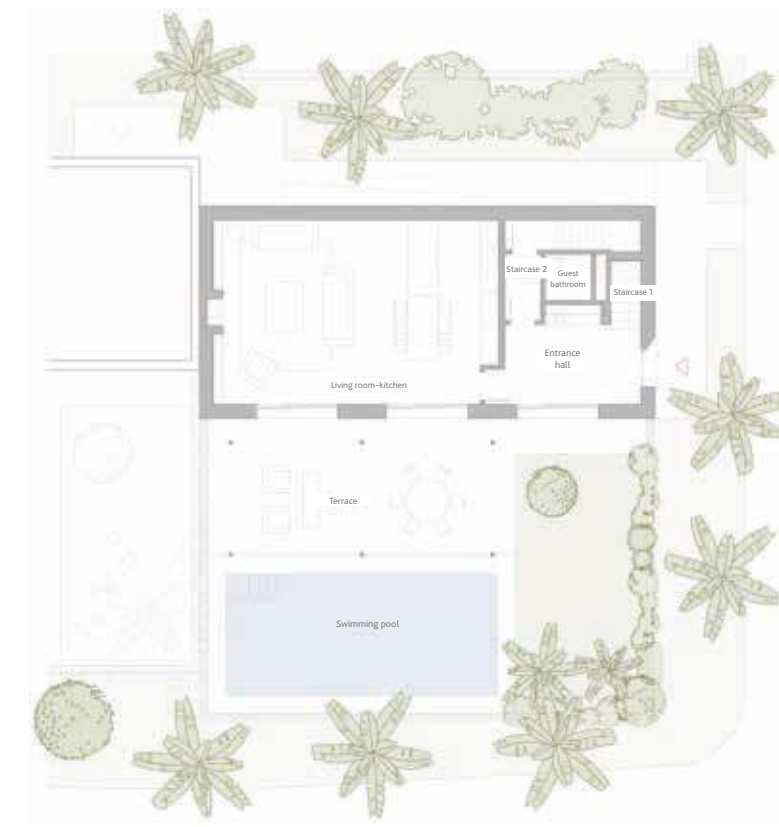
DECREE 218/2005		
Living room-kitchen	56.10 sqm	
Master bedroom	20.96 sqm	
Bedroom 2	14.86 sqm	
Bedroom 3	16.52 sqm	
Bathroom 1	7.39 sqm	
Bathroom 2	3.78 sqm	
Bathroom 3	4.05 sqm	
Guest bathroom	2.37 sqm	
Terrace	32.00 sqm	
Hallway	6.41 sqm	
Entrance hall	13.92 sqm	
Utility room	10.35 sqm	
Staircase 1	5.79 sqm	
Staircase 2	6.68 sqm	
Garden	82.00 sqm	
Swimming pool	36.00 sqm	
Plant room	6.57 sqm	
Basement access	2.63 sqm	
Useable indoor area	178.38 sqm	
Total built area	270.23 sqm	
Total useable area	196.22 sqm	
Total built area	256.07 sqm	



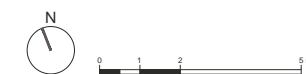
First Floor



Basement Floor



Ground Floor



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Garden Homes (Semi-detached)



*Garden size will vary according to location within the development.

TYPE A

DECREE 218/2005	
Living-dining room	36.30 sqm
Kitchen	17.43 sqm
Master bedroom	18.76 sqm
Bedroom 2	15.55 sqm
Bedroom 3	13.12 sqm
Bedroom 4	12.56 sqm
Dressing room 1	9.24 sqm
Dressing room 2	6.33 sqm
Bathroom 1	7.86 sqm
Bathroom 2	5.62 sqm
Bathroom 3	5.26 sqm
Bathroom 4	4.48 sqm
Guest bathroom	2.59 sqm
Terrace	35.65 sqm
Hallway	3.78 sqm
Entrance hall	14.24 sqm
Utility room	9.05 sqm
Staircase 1	6.13 sqm
Staircase 2	5.60 sqm
Garden	274.31 sqm
Plant room	8.62 sqm
Useable indoor area	202.52 sqm
Total built area	344.91 sqm

Total useable area	222.77 sqm
Total built area	293.88 sqm

LOS ALBARES
DE SOTOGRANDE

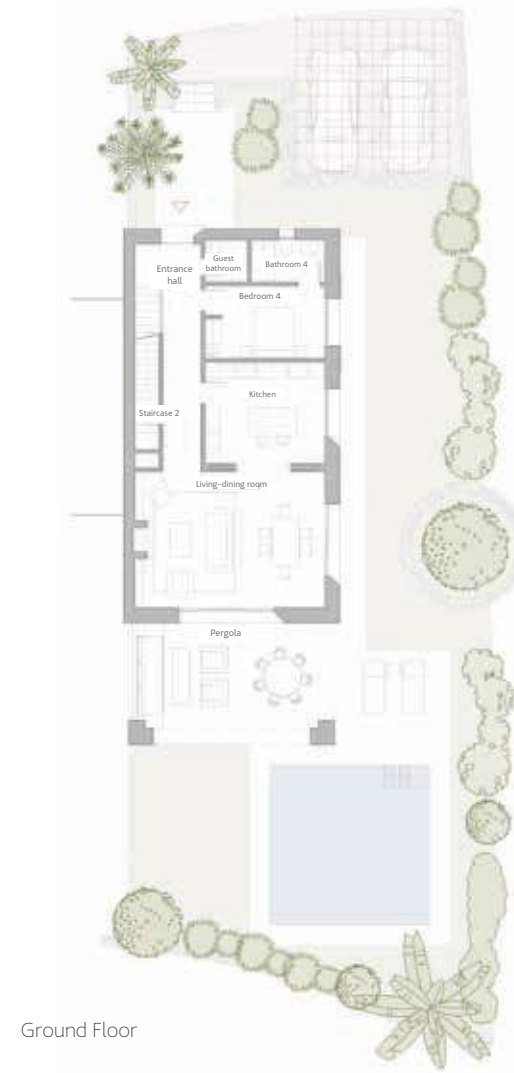
ISpaces for life
SOTOGRANDE



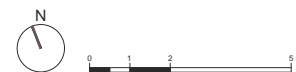
First Floor



Basement Floor



Ground Floor



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Garden Homes (Semi-detached)




4


4,5


2


1


358.23 sqm

*Garden size will vary according to location within the development.

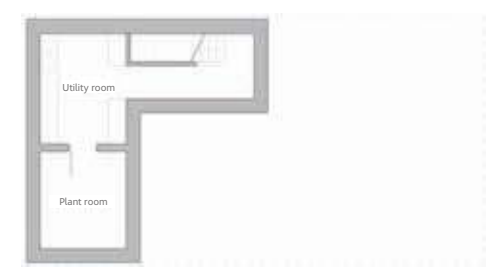
TYPE B

DECREE 218/2005		
Living-dining room	34.57 sqm	
Kitchen	17.14 sqm	
Master bedroom	19.15 sqm	
Bedroom 2	14.38s qm	
Bedroom 3	15.50 sqm	
Bedroom 4	14.30 sqm	
Dressing room 1	10.53 sqm	
Bathroom 1	7.94 sqm	
Bathroom 2	5.22 sqm	
Bathroom 3	5.97 sqm	
Bathroom 4	4.27 sqm	
Guest bathroom	2.59 sqm	
Pergola	45.30 sqm	
Hallway	9.88 sqm	
Entrance hall	16.05 sqm	
Utility room	15.98 sqm	
Staircase 1	6.00 sqm	
Staircase 2	5.69 sqm	
Garden	336.02 sqm	
Plant room	9.15 sqm	
Useable indoor area	214.31 sqm	
Total built area	358.23 sqm	

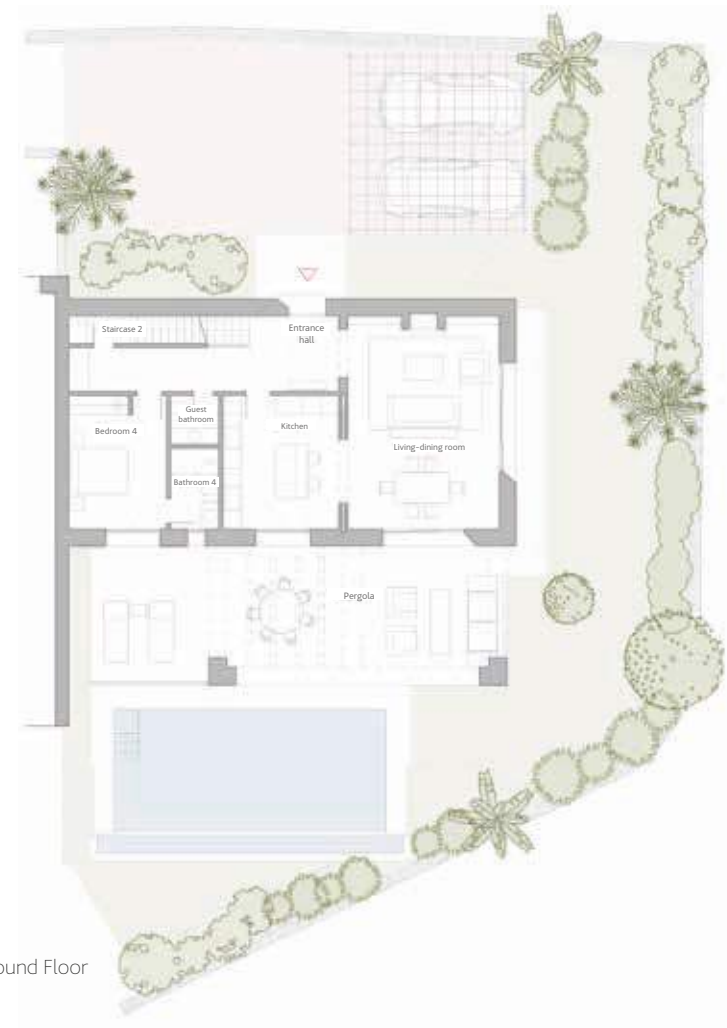
Total useable area	235.74 sqm
Total built area	309.54 sqm



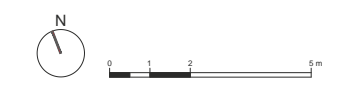
First Floor



Basement Floor



Ground Floor



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Garden Homes (Semi-detached)



*Garden size will vary according to location within the development.

TYPE C

DECREE 218/2005	
Living-dining room	35.22 sqm
Kitchen	18.03 sqm
Master bedroom	24.11 sqm
Bedroom 2	14.87 sqm
Bedroom 3	13.25 sqm
Bedroom 4	12.70 sqm
Dressing room 1	5.87 sqm
Bathroom 1	7.90 sqm
Bathroom 2	6.16 sqm
Bathroom 3	4.19 sqm
Guest bathroom	2.09 sqm
Pantry	1.33 sqm
Hallway	14.39 sqm
Entrance hall	14.47 sqm
Utility room	15.69 sqm
Staircase 1	4.79 sqm
Staircase 2	5.63 sqm
Garden	742.60 sqm
Plant room	8.85 sqm
Pergola	35.64 sqm

Useable indoor area	209.54 sqm
Total built area	354.13 sqm

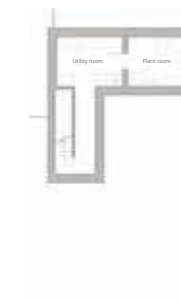
Total useable area	239.40 sqm
Total built area	303.78 sqm

LOS ALBARES
DE SOTOGRANDE

Spaces for life
SOTOGRANDE



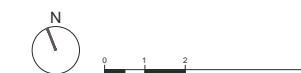
First Floor



Basement Floor



Ground Floor



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Villas (Detached)



*Garden size will vary according to location within the development.

TYPE A

DECREE
218/2005

Living-dining room	36.30 sqm
Kitchen	17.43 sqm
Master bedroom	18.76 sqm
Bedroom 2	15.55 sqm
Bedroom 3	13.12 sqm
Bedroom 4	12.56 sqm
Dressing room 1	9.24 sqm
Dressing room 2	6.33 sqm
Bathroom 1	7.86 sqm
Bathroom 2	5.62 sqm
Bathroom 3	5.26 sqm
Bathroom 4	4.48 sqm
Guest bathroom	2.59 sqm
Hallway	3.78 sqm
Entrance hall	14.24 sqm
Utility room	9.05 sqm
Staircase 1	6.13 sqm
Staircase 2	5.60 sqm
Garden	340.89 sqm
Plant room	8.62 sqm
Terrace	35.65 sqm

Useable indoor area	202.52 sqm
Total built area	355.12 sqm

Total useable area	222.77 sqm
Total built area	302.89 sqm

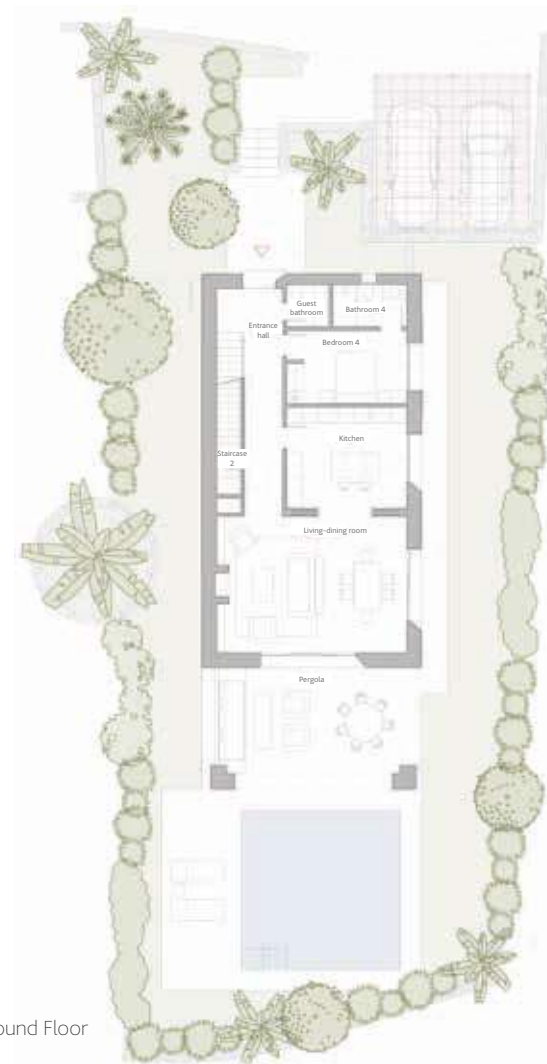
LOS ALBARES DE SOTOGRANDE



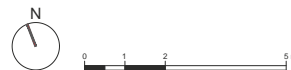
First Floor



Basement Floor



Ground Floor



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BUILDING SPECIFICATIONS

STRUCTURE

Waffle slab foundation with ceramic/concrete structure.

GENERAL

FAÇADES



Ceramic brick wall enclosure with cement mortar rendering and textured coating, thermal insulation projected on the inside, air cavity, self-supporting drywall partitioning made with double 13 mm panels, finished in smooth plastic paint.

PARTY WALLS



Half-brick wall to separate dwellings and common areas (compliance with dB regulations) with mineral wool acoustically absorbent insulation plus wall cladding on both sides with laminated plasterboard panels.

INTERIOR WALLS



Double 13 mm panel dry partition walls (with intermediate rock wool acoustic insulation between living room and bedrooms). Finished in smooth matt plastic paint. A skirting board is placed flush with the floor at the joint between the floor and the wall panels, finished in high quality lacquered paint.

TERRACES



Cement mortar plaster and textured coating. Construction system using ceramic blocks or materials similar to those used for the main façade.



WINDOWSILLS

Sloped windowsill made using cement mortar with textured coating.



IRONMONGERY - RAILINGS

Finished in RAL aluminium, the same colour as the exterior window frames.

INSTALLATIONS



HOME AUTOMATION – SECURITY

Basic home automation system.



AIR CONDITIONING

Aerothermal air conditioning system.



ELECTRICAL INSTALLATION

Three-phase supply.



TELECOMMUNICATIONS

Telephone and TV sockets in the kitchen, living room and bedrooms.



DHW

Aerothermal system.



SOLAR ENERGY

All properties are fitted with solar panels.



HEATING

Underfloor heating.



ELECTRIC VEHICLES

Outdoor electric vehicle charging point.





MECHANICAL VENTILATION


Automatic air renewal system with mechanical ventilation.





BUILDING SPECIFICATIONS

- 

JOINERY
EXTERIOR JOINERY
Aluminium joinery in a similar colour to the ceramic elements with varying opening systems according to window or door size. Climalit glazing.
- 

BLINDS
Horizontal louvre blinds in white aluminium.
- 

ENTRANCE DOOR
Security door with anchor points, in the same finish as the exterior joinery.
- 

INTERIOR DOORS
Plain white doors. Bathroom door in the master bedroom fitted with a lock.
- 

WARDROBES
Built-in and modular with smooth white lacquered hinged doors, lined on the inside, with a luggage rack shelf and hanging bar. Chest of drawers included.

- 


ROOMS (BEDROOMS, LIVING ROOM AND DINING ROOM)
FLOORING
Porcelain floor tiles.
- 

CEILINGS
Continuous dry plasterboard false ceiling.
- 


TRANSITION SPACES (ENTRANCE, HALLWAYS)
FLOORING
Porcelain floor tiles.
- 

CEILINGS
Continuous dry plasterboard false ceiling.
- 

FIREPLACE
Fireplace installed in the living room.

- 

WETROOMS
FLOORING
Porcelain floor tiles.
- 


CEILINGS
Plasterboard false ceiling.
- 


WALLS
Porcelain tiling.





MEMORIA DE CALIDADES

- 

KITCHEN
WALLS
Plastered and painted. Clad with countertop material on the front only, between the wall unit and base unit.
- 


FLOORING
Porcelain floor tiles.
- 


CEILINGS
Continuous dry plasterboard ceiling.
- 


FURNITURE
Fully fitted kitchen equipped with oven, extractor hood, induction hob, fridge-freezer, dishwasher and washing machine. (Separate design and contract).
- 


LIGHTING
LED light fittings.
- 

TAPS
Single lever.


- 


BATHROOMS
SANITARY FITTINGS
High-quality vitrified porcelain.
- 


WASHBASIN
Double washbasin in main bathroom above vanity unit.
Single washbasin in secondary bathrooms.
- 


TAPS
Single lever.
- 

SHOWER TAPS
Thermostatic mixer taps.

- 

TERRACES
FLOORING
Porcelain floor tiles.
- 


LIGHTING
Outdoor lighting installed.
- 


ELECTRICAL INSTALLATION
Additional weather-proof power socket.
Number depending on surface area.
- 


PLUMBING
Additional water connection recessed in wall and drainage.
Number depending on its surface area.




BUILDING SPECIFICATIONS

- 

INFRASTRUCTURE
REFUSE ROOM
Basic interior LB finish and exterior finish in lime mortar or textured coating.
- 

PEDESTRIAN PAVEMENTS
Urban development pavements with concrete pavers.
Grass paving parking spaces.
- 

PLANTERS/POTS
LANDSCAPED AREA
Grass lawn (turf or hydroseeding) with automatic drip irrigation system.
Trees selected by landscape architect.
- 

SWIMMING POOL
Each property comes with its own swimming pool.





| Spaces for life

ACCIONA brings an innovative and sustainable architectural vision to the most sought-after locations, creating true Spaces for Life.

Our select homes and communities combine design excellence, exceptional quality and a groundbreaking commitment to sustainability and well-being.

Each space is planned out in meticulous detail by ACCIONA's technical team, working alongside Europe's leading architects. Through skilful handling of light, volume and orientation, every home takes on its own special personality.

We give you the key to an enticingly different way of life.





Development: El Puerto de Santa María

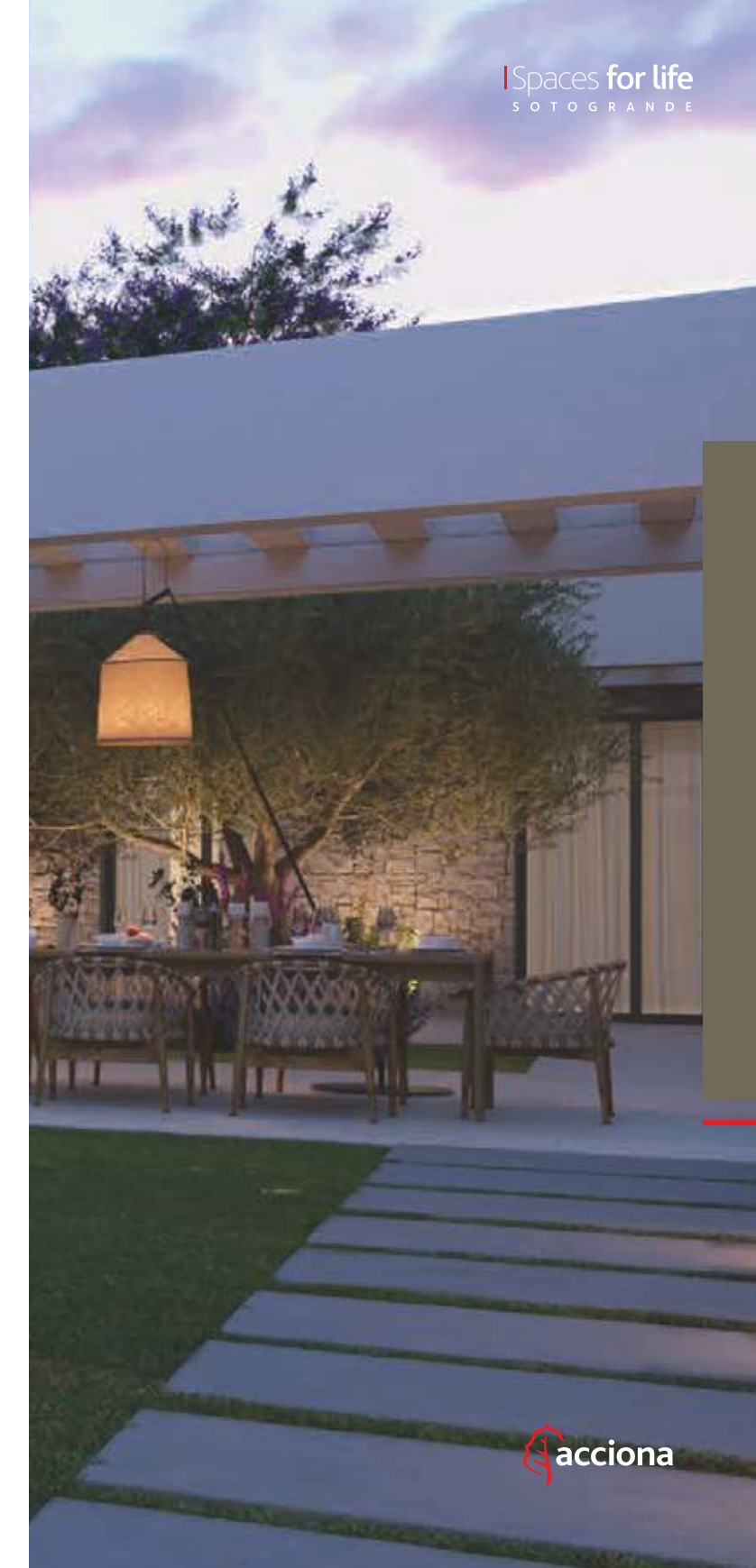


ACCIONA's real estate division is a global leader in the development of new-build housing, build-to-rent, offices, logistics platforms and hotels.

In our 35 years in the sector, we have delivered more than 13,000 homes in Spain, Mexico, Poland, Portugal and Brazil.

ACCIONA is forging new paths in innovation and sustainability. Our new Spaces for Life collection offers a select range of premium, design-led homes that enhance their surroundings, achieve ambitious efficiency standards and foster a higher state of well-being. In 2016, ACCIONA became the first real estate developer to secure BREEAM® sustainability certifications for all residential projects.

Our mission is to deliver excellence through a synthesis of advanced solutions in construction and technology, exceptional standards for quality and reliability and unbeatable client service. We set a high bar for our technical and commercial performance and are certified under both ISO9001 and ISO14001.





Experts
in design for
a better planet

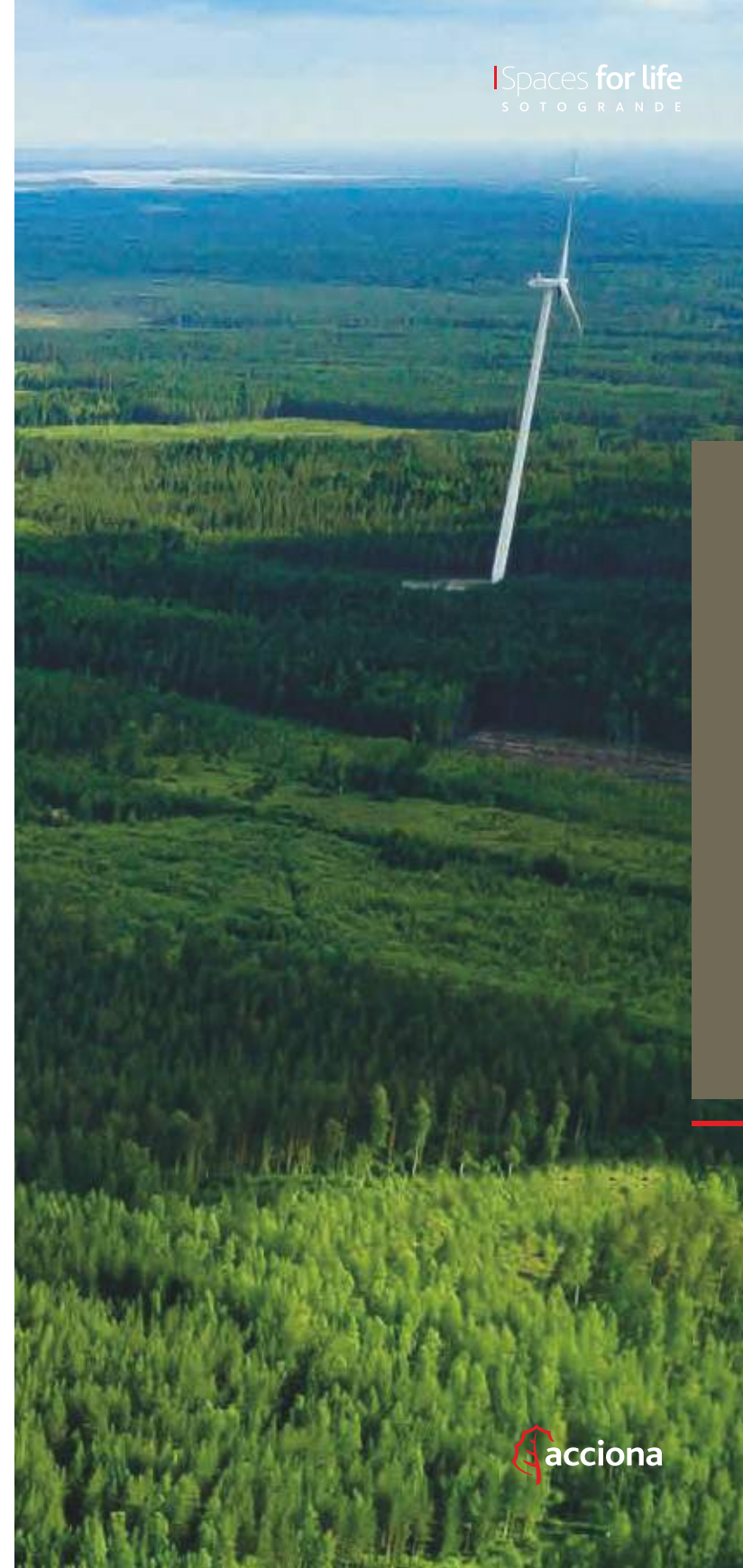
Sustainable innovation

ACCIONA is one of the world's most sustainable companies.

Our RD&I team is pioneering new technologies, processes and building materials that lighten our impact on the planet, coupling superior energy efficiency with the utmost in user comfort.

ACCIONA is deeply committed to developing sustainable real estate projects that help people live better today, preserving the natural world and optimising resource efficiency.

Measures to reduce water and energy use, seeking out sustainable and low-maintenance materials, and cutting CO₂ emissions and particulate pollution during construction and use are just some of the ways that ACCIONA adds value to your Space for Life — and your well-being.





C. VALENCIANA:
Valencia



C. MADRID:
Madrid



VIZCAYA:
Getxo



GIRONA:
Girona



SEVILLE:
Seville



CANTABRIA:
Comillas
Valdenoja



MÁLAGA:
Marbella
Casares



BARCELONA:
Sant Cugat
Granollers
Terrassa



A CORUÑA:
Oleiros
Xaz



CÁDIZ:
Costa Ballena
El Puerto de Santa María
Sotogrande



| Spaces for life
S O T O G R A N D E

LOS ALBARES
D E S O T O G R A N D E

acciona

LOS ALBARES

D E S O T O G R A N D E

Urbanización Los Albares, Avda. La Reserva s/n
La Reserva de Sotogrande, 11310 San Roque - Cádiz

Come and visit us. We'd be delighted to help.

Winter schedule:

Monday - Friday: 10:00h - 14:00h | 16:30h - 19:30h.
Saturdays and Sundays by appointment.

Summer schedule:

Monday - Saturday: 11:00h - 14:00h | 17:30h to 20:30h.
Sundays: 11:00h to 14:00h.

albaresdesotogrande@acciona.com