



# VILLAGE VERDE

SOTOGRANDE · ANDALUCÍA



**‘Village Verde Sotogrande. A community like no other.  
Peace, tranquillity and the finest facilities on your doorstep’**



# Welcome to Village Verde Sotogrande

Extraordinary homes in a stunning setting, with state of the art amenities on the doorstep of La Reserva Club, the Costa del Sol's finest private residential and country club.





# Developing Sotogrande since 1962



Since its inception, Sotogrande S.A. has been the creator and developer of Spain's largest and first private master plan community. Through ambitious, innovative projects and developments, we are committed to making Sotogrande relevant in the 21<sup>st</sup> Century and beyond.

Village Verde is Sotogrande's latest project of a series of distinctive developments and real estate communities created to offer contemporary community living in this exclusive and celebrated destination. Alongside our real estate projects, we are introducing a wide range of hospitality, leisure and sports amenities to complement Sotogrande's quality of life based on discretion and privacy.



Sotogrande Marina. Offering a wide variety of restaurants and shops along the 1,300-berth full service marina.



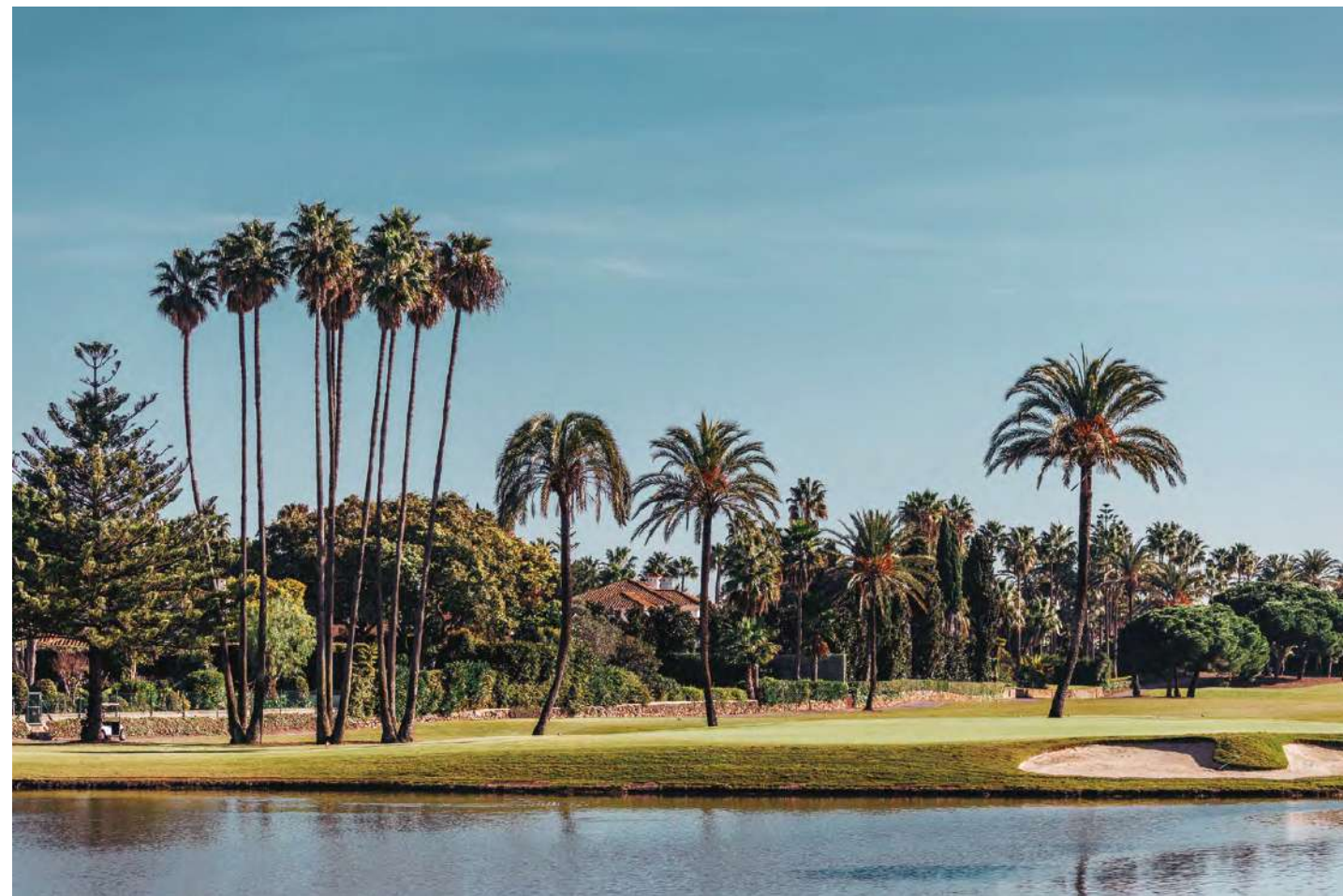


#### CAPTURING THE ELITE. SLIM AARONS' "POOLSIDE IN SOTOGRANDE"

The American society photographer Slim Aarons was famous for his pictures of the rich and famous at play. His 'poolside' shots of 1975 capture a unique glimpse of Sotogrande society, with sun-tanned bodies lazing by crystal-blue pools surrounded by clipped jade green lawns.

#### WORLD CLASS GOLF

There are five 18-hole golf courses in Sotogrande including Valderrama - host to the European Tour's Volvo Masters and the 1997 Ryder Cup, and ranked Europe's number 1 course since the 1980s. Others designed by leading golf course architects Cabell B. Robinson, Robert Trent Jones and Dave Thomas include the La Reserva Club, home of the La Reserva de Sotogrande Invitational hosted by Annika Sorenstam.



Sotogrande Polo, another first for this storied destination! Polo has been synonymous with Sotogrande, and it is now widely recognised as one of the foremost polo clubs in the world with the annual Santa Maria Polo tournament hosted every summer without interruption since 1965.







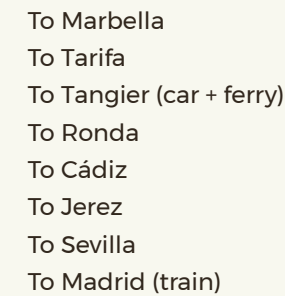
A diverse  
gastronomic  
landscape  
celebrating  
Andalusia and  
beyond to satisfy  
every taste.



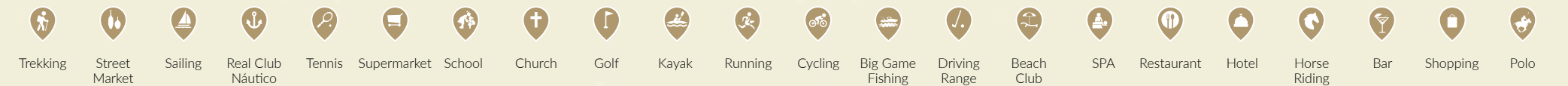
Home of famous regattas like the Hobie  
Cat-16 World Championship, J 80 World  
and National Championships, the  
dynamic RC 44 challenge, Atlantic Gate  
Rally and GC-32 Racing Tour.



Sotogrande is perfectly positioned in one of the most sought-after enclaves of the Andalusian coast and easily reachable from all of Europe's capital cities and beyond. Sotogrande offers unparalleled opportunities to come for a short stay or longer.



Sotogrande, the residential resort destination is made up of four main districts; La Reserva, Sotogrande alto, Sotogrande Costa and Sotogrande Marina. Village Verde is located within La Reserva, home of La Reserva Club Sotogrande, the latest private residential and country club project developed by Sotogrande S.A.





# Village Verde

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An exclusive community of contemporary apartments and penthouses in a tranquil parkland setting in the heart of Sotogrande. Designed for modern living, including state of the art facilities. Enjoy the ultimate lifestyle in southern Spain at Village Verde, within easy reach of Marbella and Gibraltar.





# Parkland living

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A green and pleasant land is what you will find at Village Verde. Lush countryside, woodland and parkland surrounds you on this 6 hectare site with pedestrian and cycling trails among cork trees, specially designed to make the most of the great year-round climate and enjoy the natural surroundings of your new community.





LA RESERVA,  
SOTOGRADE'S  
LAST DISTRICT



Village Verde is located within La Reserva and is made up of 121 spectacular modern properties, nestled within 6 hectares of lush, green parkland. This gated community offers dedicated facilities for its residents. This creates a wonderful sense of community and belonging, as well as incredible homes.

Siteplan





# Vision

Village Verde is our interpretation of the perfect village environment. We're combining exquisite properties, surrounded by lush, green countryside and a wide array of amenities to create an ideal community here in Sotogrande.

Village Verde is reimagining the traditional concept of a village within a contemporary setting. With a strong sense of community, the beautifully designed and detailed apartments and penthouses set within a green, lush parkland. Residents connect with nature, while having everything they need on their doorstep.

Verde means green in Spanish and this reflects both its countryside setting and its commitment to being an environmentally friendly project. It is being built using sustainable construction methods and will have BREEAM certification. BREEAM is a certificate of sustainability delivered when a real estate development adheres to standards that respect the environment and its natural resources ensuring a balanced way of life for its residents.

The ultimate lifestyle in a stunning setting - this is Village Verde!





# Eco-friendly homes



The project will also be certified by WELL, the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. They judge a project based on air, water, nourishment, light, fitness, comfort and mind and only accredit spaces that are positive and healthy places to live, where people really thrive.

Our eco-friendly properties flood the interiors with light thanks to large windows and sliding doors. In addition, penthouses enjoy large roof top terraces while ground floor units include their own private garden.

✓ Air and light

Maintaining and embracing the stunning natural environment around Village Verde has been key in the development. Facilities such as playgrounds, running tracks, bike trails and outdoor fitness areas, encourage residents to get out into the fresh air, enjoy nature and be active.

✓ Wellbeing







# A heaven for family living

Families are made to feel at home at Village Verde and we've designed the community to cater to their needs. This car-free, secure, gated community offers space, nature and facilities to keep everyone happy and make the most of your precious family time.



There will be a main pool and children's pool with a sandy bottom and a 25 m. lap pool for adults, picnic and BBQ area, several play areas, croquet field and pedestrian paths for jogging.

Family friendly facilities, a sense of community and contemporary, practical properties, plus an international school on the doorstep, makes Village Verde a community like no other.





# The Apartments



With a total living area of between 180 and 520 square metres, these generously proportioned apartments include underfloor heating and Aerotherm air-conditioning systems. The modern, sleek interiors blend seamlessly into the wonderful terraces, perfect for al fresco dining and relaxation.

The horizontal design allows stunning dual-aspect or wrap-around terraces in each property, large roof terraces on the penthouses and private gardens for ground floor properties. All properties come with 2 private garage spaces and a large storage room.

Our stunning two, three and four bedroom apartments and four bedroom penthouses offer the ultimate in contemporary open-plan living. They are flooded with natural light and boast incredible terraces from which to enjoy the warm Spanish sun.

4 bedroom Apartment Living room







Penthouse Living Room



3 bedroom Apartment Lounge Diner



Apartment Living Room & kitchen



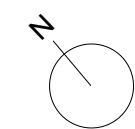
Apartment Master Bedroom



Apartment Master Bathroom







PHASE 01

## 2 Bedroom Apartment

### GROUND FLOOR

### TOTAL AREA

Indoor usable area	102,68 m <sup>2</sup>
Total built area	134,96 m <sup>2</sup>
Covered terrace	68,42 m <sup>2</sup>
Total terrace	68,42 m <sup>2</sup>
Total usable area	171,10 m <sup>2</sup>

2 Parking places & 1 Storage room.



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PHASE 01

3 Bedroom Apartment

GROUND FLOOR

TOTAL AREA

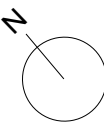
Indoor usable area	144,20 m²
Total built area	194,43 m²
Covered terrace	132,41 m²
Uncovered terrace	72,98 m²
Total terrace	204,99 m²
Total usable area	349,20 m²

2 Parking places & 1 Storage room.

- LEGEND
- 1. Outdoor lounge
  - 2. Outdoor dining
  - 3. Swing lounge chair
  - 4. Feature fireplace
  - 5. Bedroom terrace
  - 6. Garden daybed
- Property limit



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PHASE 01

4 Bedroom Apartment

GROUND FLOOR

TOTAL AREA

Indoor usable area	205,36 m²
Total built area	263,00 m²
Covered terrace	132,17 m²
Uncovered terrace	28,12 m²
Total terrace	160,29 m²
Total usable area	365,65 m²

2 Parking places & 1 Storage room.

- LEGEND
- 1. Outdoor lounge
  - 2. Outdoor dining
  - 3. Swing lounge chair
  - 4. Feature fireplace
  - 5. Bedroom terrace
  - 6. Garden daybed
- Property limit



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Penthouse  
THIRD FLOOR



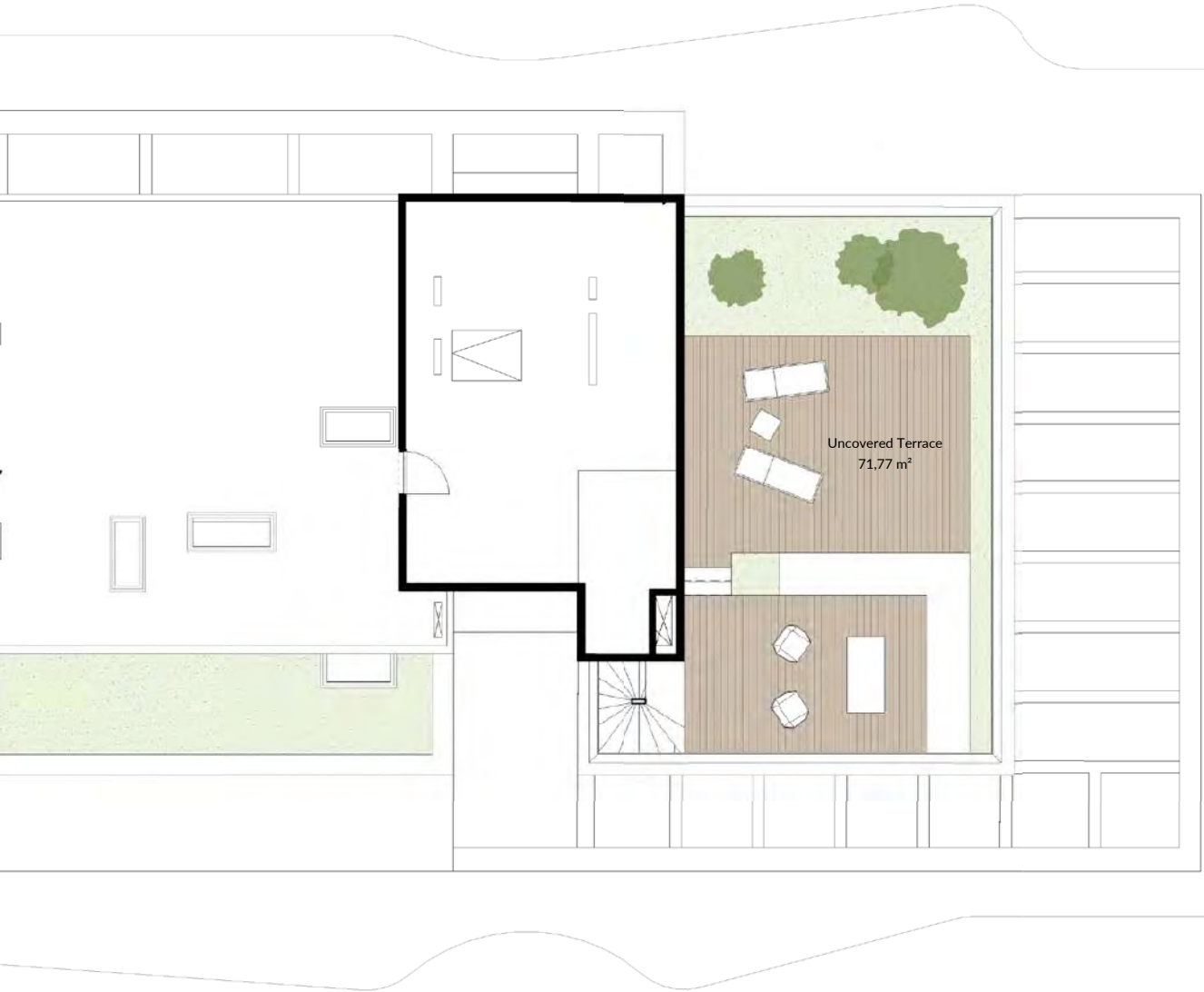
PHASE 01

Penthouse  
FOURTH FLOOR - ROOF TERRACE

TOTAL AREA

Indoor usable area	209,10	m²
Total built area	276,28	m²
Covered terrace	3,60	m²
Uncovered terrace	339,52	m²
Total terrace	343,12	m²
Total usable area	552,22	m²

2 Parking places & 1 Storage room.



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“Your property is just the start,  
be part of so much more”



VILLAGE  
VERDE

SOTOGRADE · ANDALUCÍA



Developed by  
VV Desarrollos Inmobiliarios, S.L.U.,  
a wholly owned affiliate of

SOGRANDE  
ANDALUCÍA