

The significance of contemporary architecture in Sotogrande

Sotogrande is renowned as one of the most exclusive urbanizations in Europe and has expensive homes aimed at those who like the lifestyle that Sotogrande offers. Together with Stephanie Noll and Charles Gubbins, from Noll & Partners Real Estate, we know a little more about the history of this urbanization and its architectural development-

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Over the fifty-five plus years since Sotogrande was first dreamt up and created by Joseph McMicking architecture styles and design has dramatically changed, although the lifestyle that is offered has remained firmly true to tradition, namely a family orientated resort, popular with discerning golfers, polo players, and lovers of water sports such as sailing and boating.

Led by new technologies and owner use, villas have metamorphosed from simple holiday villas used only in summer and Easter, and relatively small in size, to larger and very large properties used year-round and constructed with contemporary materials and technologies. Today, one's villa can have large safety windows permitting light to enter and no need of shutters typically used for shade or security. With many properties being used year-round, efficient underfloor heating overcomes the winter cold and humidity, and modern insulation techniques provide energy efficiency. Modern windows are also shatter proof.

Another example of new technologies driving design is the disappearance of the cinema room. No one wants to be locked up in a dark room when high definition television, the increase in the size of television screens and the arrival of Netflix and Prime TV, permits content, screen quality and the best sound in any room of the house.

Design has also much changed.



Many of these homes double up as work places, with the need of a home office. Also, modern living styles have the kitchen as the main focal point of the house. We see much more open plan living and therefore architecture has followed this trend in demand.

Close to 90% of clients we have looking for a villa ask for a "Modern

House". Exactly how one defines a "Modern House" is open to interpretation, but virtually all new villas being constructed are contemporary looking (white, boxy, large windows, open plan living). Sotogrande in general does not have this product. This also applies to many refurbishments on the Costa part of Sotogrande where old holiday villas are

being "modernized" to become white, boxy, large windowed, for open plan living.

So what are these market needs specifically. Well Stephanie Noll and I have met with many clients looking for property and we have come up with a "brief" which architects have used as a template.



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1. General concept of requirements of our clients

- Modern contemporary villa.
- Size – up to 500 m², but also larger in some cases.
- Sustainable home, free flowing.
- Light filled.
- All year living.

2. List of priorities:

- Master bedroom with en-suite bathroom and dressing areas - 50m²
- 4 large double bedrooms with bathroom each. Big enough for children to have a desk to study. 24m² each minimum
- 6th bedroom / study. 24m²
- Large open plan kitchen with main dining room and adjoining or incorporated family room. View to swimming pool to monitor children.
- Separate formal lounge and dining room if possible
- Utility room.
- Garage with storage...allow for sports car access.
- 15m (lap) pool
- Air conditioning (passive heating / cooling)
- Underfloor heating.
- Space to park golf buggy, and to store golf clubs and bicycles.

3. Finishes

- Floors: rustic marble tiles, wooden floors, polished concrete, lime stone
- Kitchen large - contemporary, but not "cold"
- Ceilings as high as possible.
- Lots of glass and white walls
- Wooden features for a feeling of warmth.
- Lighting should have serious thought.
- Other features that makes the property original and gives it character such as light wells with indoor gardens.

4. Other requirements

- Sustainable design, low energy, passive solar, recycled materials if they work!
- Rain water harvesting.
- Integrated sound system (Sonos or equivalent)
- Many TV points
- Optic Fiber and Strong WIFI
- Service quarter if size permits...
- Space for Gym.

5. Site issues

- Sea Views are the biggest plus, and location.
- Ideal is a flat plot, but if inclined, trying to place the swimming pool on same level as living area.
- Landscape of the gardens to keep simple, lots of lawn, olive trees, ...



Stephanie Noll.



Charles Gubbins.



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Ref. NP01278

We present you some properties, through Noll & Partners Real Estate, to discover the new direction of the villas and their architecture, at present, in Sotogrande:

- **Casas Cortijo, en La Reserva de Sotogrande:** <https://www.noll-sotogrande.com/properties/los-cortijos-de-la-reserva/villa/NP01267>
- **Gran villa en La Reserva de Sotogrande:** <https://www.noll-sotogrande.com/properties/la-reserva/villa/NP01249>
- **Villa contemporánea en La Reserva de Sotogrande:** <https://www.noll-sotogrande.com/properties/la-reserva/villa/NP01278>

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