

DUNE

DUNE

S C U L P T E D B Y T I M E



Located in one of the most privileged settings within Sotogrande, DUNE is the result of a collaboration between Sotogrande S.A. and ARK Architects—a shared vision that understands architecture as a means of enhancing quality of life and strengthening the connection between people, place and time.

Naturally integrated into the landscape of La Reserva, DUNE has been conceived as an extension of its surroundings, respecting the site's topography, light and intrinsic character. Every space fosters a seamless relationship between architecture and nature, allowing the views, vegetation and Mediterranean light to become an integral part of everyday living.

Inspired by the principles of longevity that define the philosophy of ARK Architects, DUNE transcends the traditional concept of a home to become an environment that supports life in all its dimensions. Natural light, noble materials, sensory wellbeing and spatial harmony come together to create an architecture that is serene, timeless and profoundly human.

DUNE embodies authenticity, tranquillity and permanence—a residence designed to belong to its setting and to evolve alongside those who inhabit it.

ARK World

D
U
N
E
6

It is a global vision where nature,
materials, sustainability and
creativity converge to shape
unique architectural experiences.

Each project awakens the senses and reflects
our deep passion for architecture, creating unique
and immersive spaces.

With over 25 years of experience and more than 100
projects completed, we turn our clients' dreams into
reality, supervising every stage: from choosing the plot
of land to the final construction.

This is how true masterpieces are born in destinations such
as Marbella, Zagaleta, Sotogrande, Madrid, Abu Dhabi,
New York and Milan.



The perfect location

One of the most exclusive
residential estates in Europe.



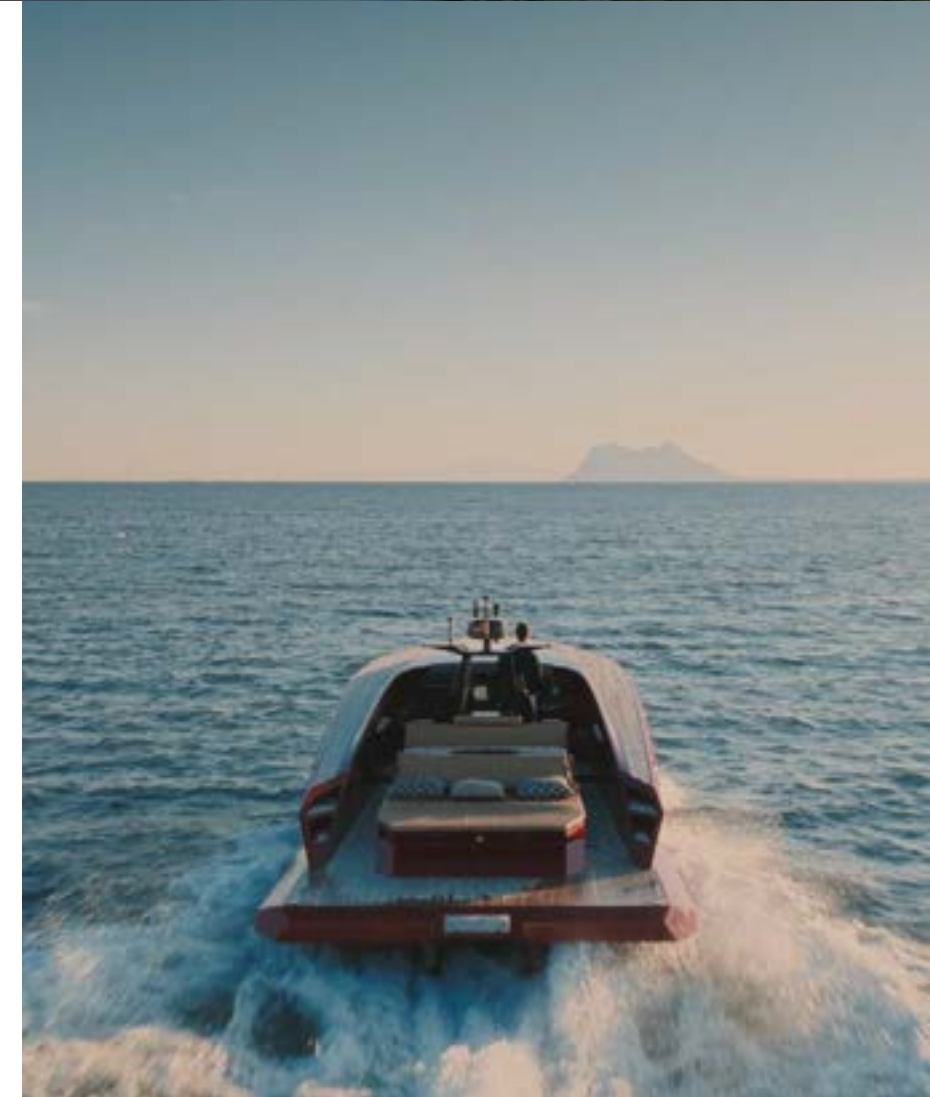
The Mediterranean Sea, the cradle of Western civilization,
is today one of the most beautiful natural sites in Europe.

It has an exceptional climate of eternal summers
and mild winters with sun almost every day of the year
and an almost infinite extension of soft sandy beaches
and impressive coves.



Established in 1962 on the western side of the
Costa del Sol in Andalusia, Sotogrande starts
from the Mediterranean Sea and climbs up to
the foothills of the Sierra Almenara mountain
range. Famous as a golfing destination, with
world famous courses such as La Reserva
Club, Real Club Sotogrande and Real Club
Valderrama, the estate is a paradise for sports
lovers with facilities for world class polo, tennis,
padel, sailing, and water sports for all ages.

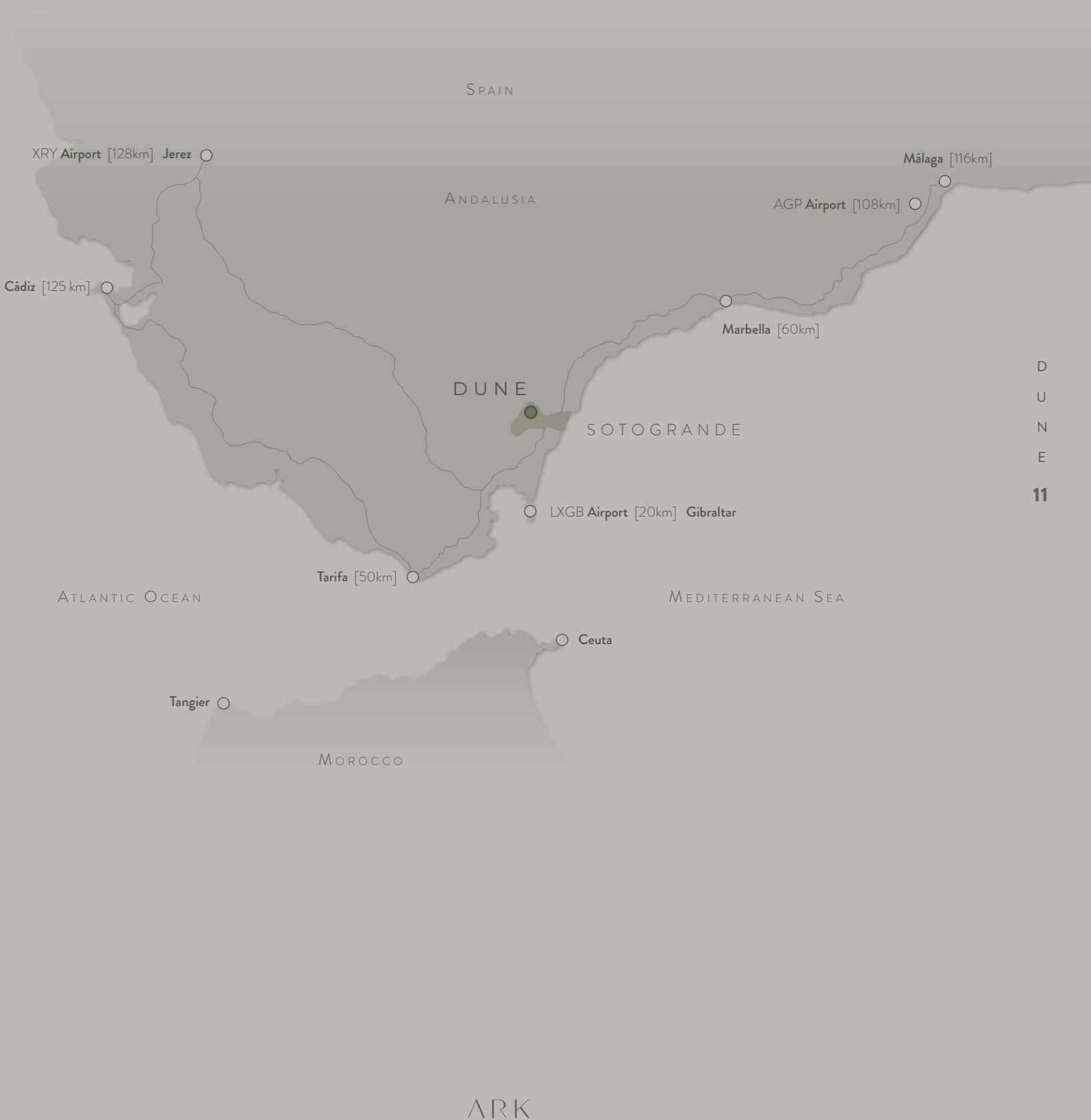
A true gem overlooking the Mediterranean Sea.

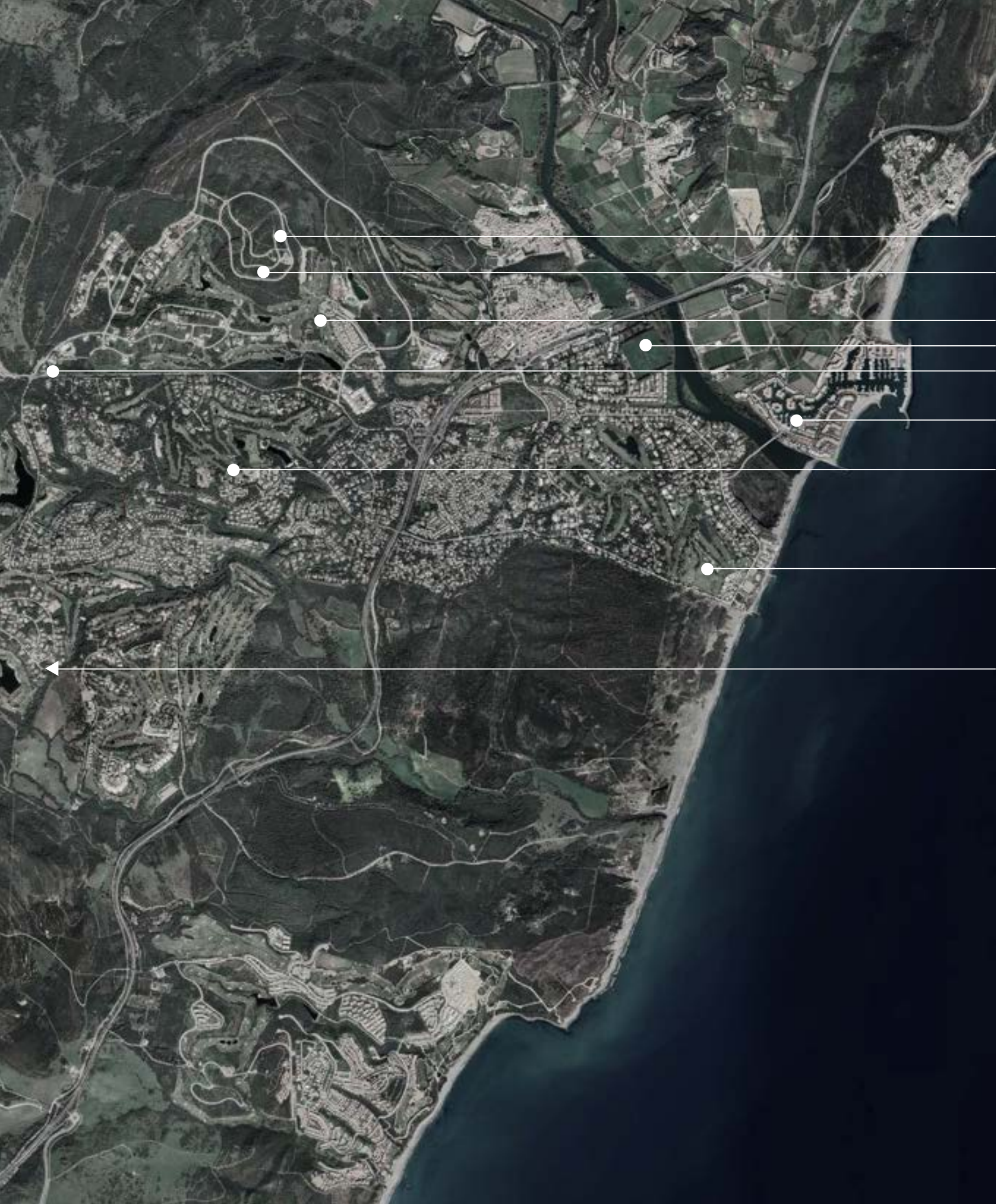




The perfect place

To create family memories
embraced by nature





The 15

D U N E

La Reserva Club

Polo

Sotogrande International School

Sotogrande Sport Harbour & Marina

Real Club de Golf Valderrama

Real Club de Golf Sotogrande

SO/ Sotogrande Spa & Golf Resort Hotel

SO/ Sotogrande Spa & Golf Resort Hotel

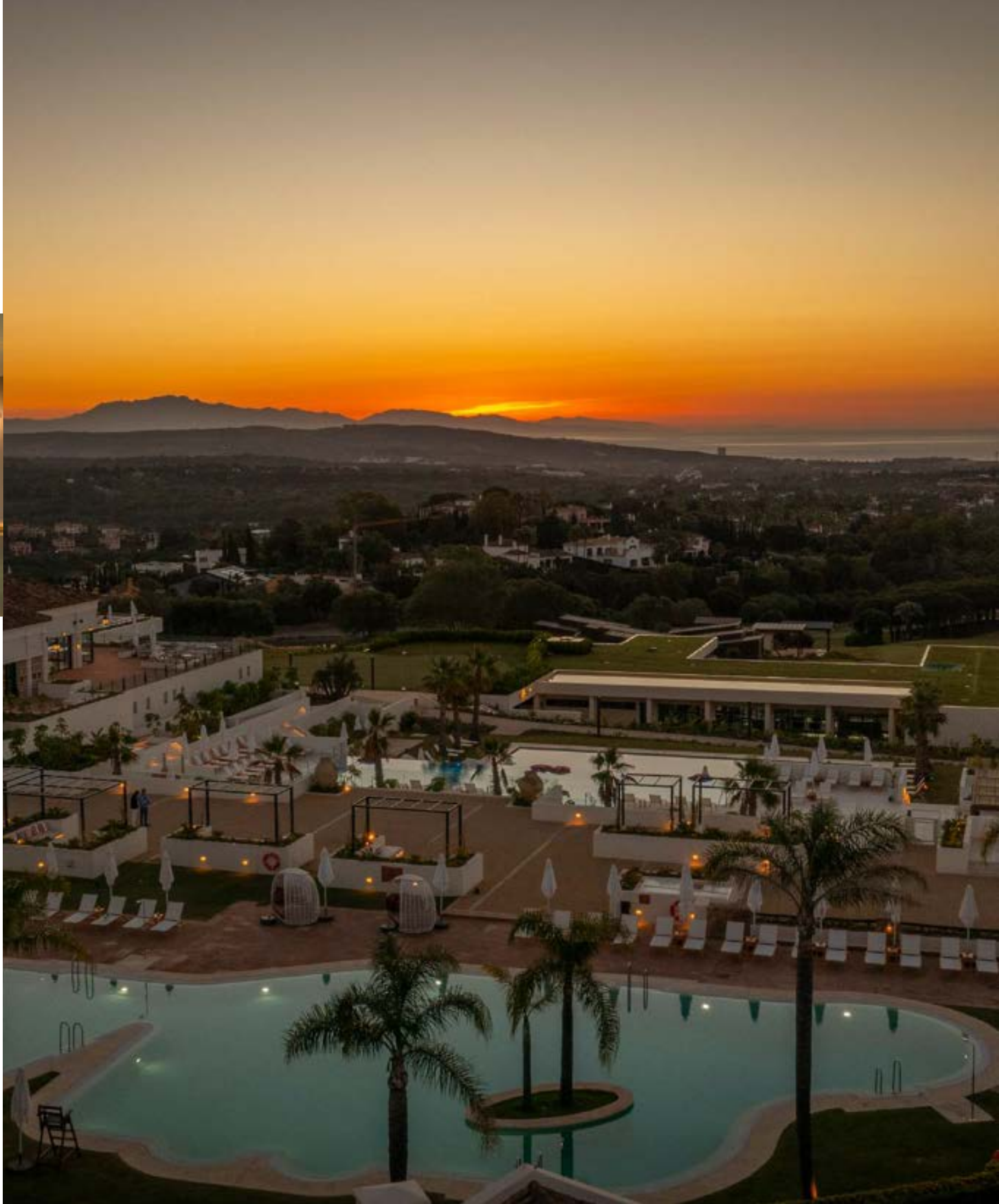
Overlooking the Mediterranean coastline, with panoramic views stretching to Gibraltar and the North African coast, SO/ Sotogrande Spa & Golf Resort is a stylish 5-star lifestyle and wellness retreat, perfect for a family holiday, a golf escape or a rejuvenating spa break.

For a getaway and a taste of diversity, a blend of the deepest Andalusian tradition and at the same time a sophisticated ambience, the SO/ Sotogrande Spa & Golf Resort Hotel is available to residents of La Reserva.

The gastronomic options range from Andalusian cuisine at Cortijo Santa María 1962, artisan cocktails at IXO Tapas & Bar, barbecue flavours at MarXa Chiringuito and a sense of golf camaraderie at Society Clubhouse.

The sophisticated and versatile facilities of SO/ Sotogrande Spa & Golf Resort Hotel boast an intense activity: golf tournaments, gala dinners, welcome cocktails, meetings are held throughout the year.

Try one of the signature treatments offered by Spa & Wellness Club Sotogrande, enjoy the indoor pool, hydrothermal circuit and stay in shape at the 24/7 gym.





The Alto Club

The Alto Club lies at the peak of the Sotogrande hillside, alongside Los Alcornocales natural park. It forms part of an environment where golf, wellbeing, and hospitality coexist in perfect harmony. Its location beside the award-winning SO/ Sotogrande Spa & Golf Resort offers players immediate access to one of the region’s most refined retreats.

Originally designed by Dave Thomas and later refined by local golfing legend, Manuel Piñero, the 18-hole course offers a layout that rewards precision and creativity. Pine trees, elevation changes, and water features are part of the natural landscape, influencing the game without overwhelming it.

The state-of-the-art Academy

The Alto Club Golf Academy is led by Global Ambassador, Suzann Pettersen, alongside a team of top-level professionals committed to developing players of all ages and abilities. With the transformation of the Alcornocales 9-hole course, the new Academy offers state-of-the-art training within a calm and natural setting.

Former Solheim Cup Captain, Suzann Pettersen brings her major-winning experience and strategic mindset to the Academy, helping shape its teaching philosophy and dynamic programmes. Her influence ensures a consistent, high-performance approach across all levels of instruction.

Facilities include a natural grass tee line, a covered tee line with private coaching area, Toptracer technology, custom fitting centre, multiple chipping and putting areas, and night-time practice options.



“If we can make it easy and inviting for people to give golf a try, more of them will fall in love with it. That’s the ultimate goal.”

Suzann Pettersen
The Alto Club Golf Ambassador



The place to be

La Reserva constitutes the newest among the four districts that compose the Sotogrande estate. Capitalizing on the rich heritage of this destination, La Reserva provides an ideal “private retreat” tailored to like-minded families.

Encompassing a sprawling 650 hectares, it presents discerning families with an idyllic country club ambiance, allowing them to relish the things that truly matter. It reimagines the Sotogrande lifestyle through a select collection of private residences, offering their inhabitants a genuine sense of belonging.

This is a place where you can reconnect with yourself and your loved ones, offering the perfect place to live, relax, recharge your batteries and bring up a family, with everything you need on your doorstep.





- 



Sotogrande International School
- 





SO/ Sotogrande Spa & Golf Resort Hotel
- 


The Alto Club Golf & Academy

- 

Trekking
- 

Tennis
- 

School
- 

Golf course
- 

Running
- 

Cycling
- 

Golf Academy

- 

Driving range
- 

Beach Club
- 

SPA
- 

Restaurant
- 

Hotel
- 

Bar
- 

Shopping



Life, exactly as it should be

Our commitment lies in ensuring that we attend to every detail on your behalf, allowing you to wholeheartedly savour your time in Sotogrande.

La Reserva Club, as well as cutting-edge amenities for your family's pleasure. Beyond golf and tennis, you'll find The Beach, featuring a restaurant and wellness facilities.

The Golf, Tennis, paddle, hiking, biking and water sports facilities, all nestled within nature and greenery, provide a one-of-a-kind setup not seen anywhere else on Spain's coastline.

Privacy, panoramic views and low density, the key factors of the La Reserva Real Estate offer.

ARK

18 unique holes

La Reserva Club boasts one of the most impressive golf courses in Europe. The course, part of the World of Leading Golf network, features resident professional and Ryder Cup winner, Manuel Piñero.

Designed by the legendary Cabell B. Robinson, our golf course stands out for its wide fairways and fast greens, an irresistible challenge for accomplished golfers. The course is consistently ranked amongst the best golf courses in Spain.

At La Reserva Club, we know that golf is much more than a sport, it is a way of life. That's why we offer an exceptional golf experience that combines a passion for the game with the natural beauty of the surroundings.

“La Reserva has a magnificent golf course, one of the best in Spain, it is difficult to find a place like this in the world, one of the qualities of La Reserva is to be located in the middle of the Mediterranean forest, surrounded by fantastic natural beauty”.

Manuel Piñero.
La Reserva Club Golf Ambassador





The Beach

Experience the feeling of a pure beachfront, in La Reserva, in the middle of nature.

The Beach is a spectacular facility, designed to recreate a white sandy beach surrounded by nature. A magical place where you can enjoy the breeze, tranquillity and where fun and adventure blend in harmony.

The facilities at The Beach represent a great advantage for the residents. Space for a sophisticated and relaxed lifestyle, in harmony with nature, literally on their doorstep.

Plan a day full of sensations.

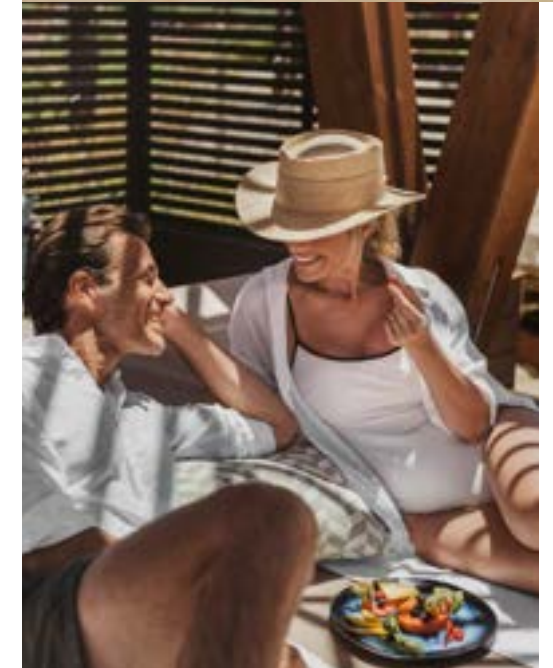
The white sandy beach, the jewel of The Beach, is a family space very close to home where children will enjoy like never before. A haven of sand and sun that offers unforgettable moments for the whole family.

The club boasts a 17.000 m² sports lagoon, perfect for a wide variety of water sports. Padel surfing, wakeboarding...

And a magnificent heated adults only swimming pool with all the facilities to enjoy a real day at the beach, surrounded by terraces where you can relax in the sun and enjoy delicious cocktails.

In addition, our restaurant offers a wide variety of dishes so you can enjoy a perfect lunch or dinner.

A perfect beach day, where you will be able to relax and be spoiled while your children are having fun in our Kids Club.



Tennis, padel and much more at the Racquet Centre

La Reserva Club is an exceptional place for sports lovers. We have the best quality facilities including clay and hard tennis courts, padel courts, football pitch and beach volley court perfectly maintained at your disposal.

You have no excuse if you need to improve your backhand or get started in the world of tennis, we have expert teachers who will help you perfect your technique, and if you are looking for a more intense workout, we have padel courts where you can get fit while having fun.

Space for a sophisticated and relaxed lifestyle, in harmony with nature, literally on their doorstep.



Culinary delights...

Eating at La Reserva is always infused with local flavour.

Ancala. The Beach

Next door you'll find the achingly stylish restaurant at The Beach, which cleverly uses wood and light and a collection of natural earthy products. The menu comprises a healthy Mediterranean dishes. Our innovative charcoal oven uses a special technique to ensure the perfect finish for grilled and roasted meats and fish.

La Reserva clubhouse

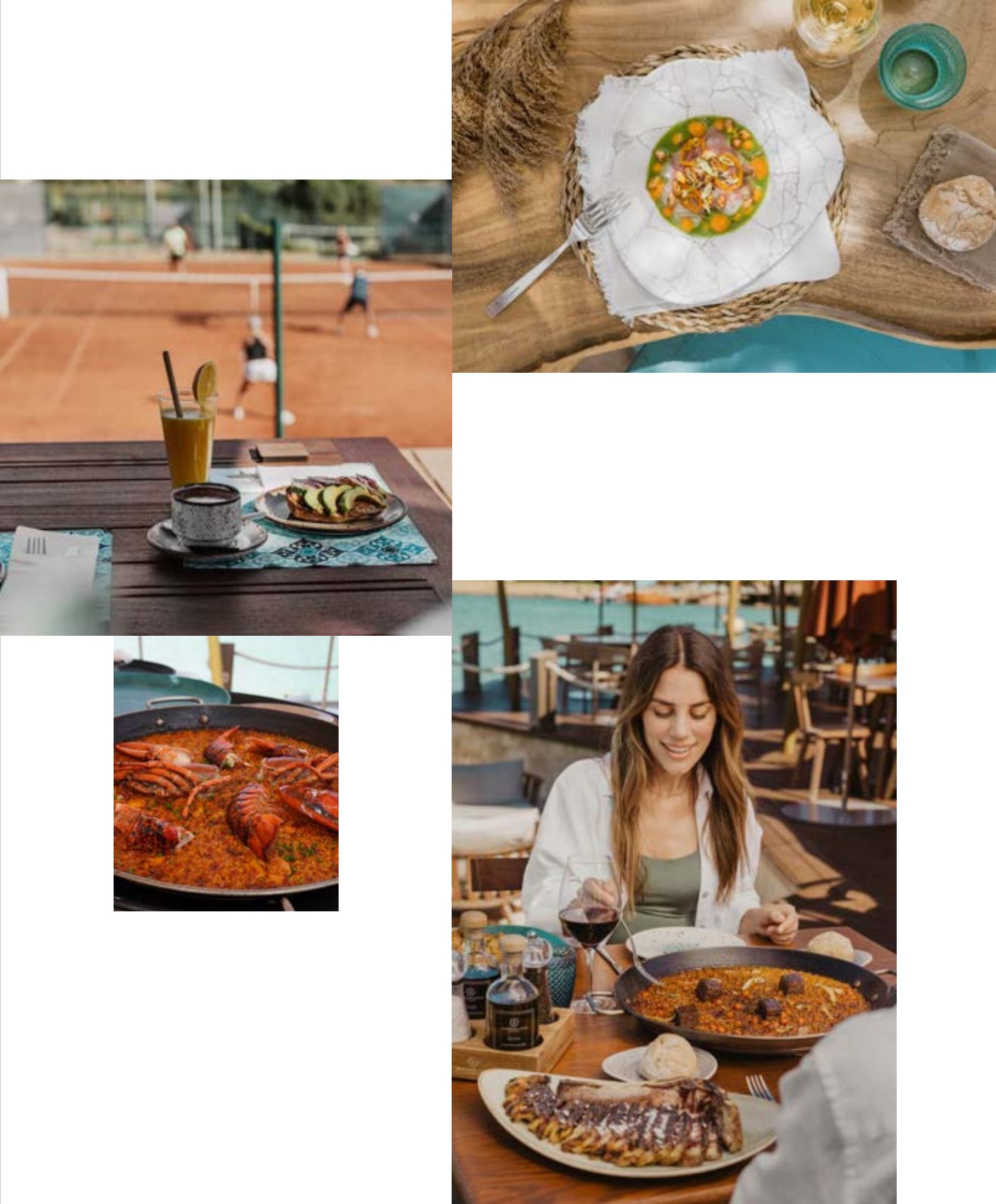
Find authentic Andalusian cuisine with a contemporary European twist in our charming restaurant at the clubhouse. Expect locally sourced, seasonal ingredients to take centre stage on the menu.

Chiringa

Chiringa, a standout feature located on the sandy beach, enhances the gastronomic offerings of 'The Beach.' It follows the cherished tradition of popular beach bars but with a twist, presenting a vibrant and relaxed culinary experience. Diners can indulge in mouthwatering smash burgers and artisanal pizzas, each crafted with care and a touch of culinary flair. Only in summer season.

The Racquet Centre

The Racquet Centre terrace bar offers a relaxed yet refined setting overlooking the courts. A social space bathed in Mediterranean light, designed to pause, connect and unwind. From post-match drinks to light, balanced snacks, the experience is effortless and carefully curated.



15

THE FIFTEEN

One of the two projects within La Gran Reserva,
the ultimate private enclave in the most exclusive
surrounding in Sotogrande. The 15 offers its residents
breathtaking views of the coast and beyond.





A place that is truly yours

The location and orientation of each plot and villa, has been carefully designed to protect your privacy and deliver a unique escape in front of the Mediterranean Sea.

In addition, The 15 is one of the very few projects in Spain that are truly private, to be enjoyed by its owners and guests alone.

The 12 ha. area of The 15 has a fully protected perimeter.

The 15 residences will enjoy unique views and extensive outdoor areas that opens up to the Mediterranean Sea offering panoramic views of the stunning coast. Once built, our team will look after all details of your property, providing full peace of mind to residents who can simply enjoy their home and lifestyle.



15
THE FIFTEEN



DUNE

SCULPTED BY TIME



DUNE is born from a dialogue between architecture and the landscape.

Inspired by the way the wind shapes a sand dune, the residence adapts naturally to the topography, orienting itself to capture the finest views and settling into its surroundings as though it has always belonged there.

Its flowing curves and organic geometry follow the contours of the land, softening the relationship between architecture and nature. Expansive courtyards and gardens draw natural light deep into the interiors, while spaces unfold seamlessly, creating an experience where movement, light, and landscape become part of a continuous journey.

While preserving the timeless character and monumentality that define ARK Architects, DUNE explores a more sensory and organic architecture—one in which form does not impose itself on its surroundings, but emerges from them.

The views from DUNE

The Beach

Mediterranean Sea

La Reserva Club

Real Club de Golf Sotogrande

Gibraltar



ARK



“Inhabitants are at the heart of our vision, knowing that from the very first moment, the design of our spaces profoundly shapes the lives of their residents.

Our projects seamlessly connect nature, space, natural light, and individual lifestyles to create sustainable homes — this is our commitment.”

Manuel Ruiz Moriche,
Creative Director ARK Architects

ARK

Belonging to **Nature**

An architecture that does not impose itself, but integrates seamlessly and becomes part of its surroundings.

D
U
N
E
42

Nature is not the backdrop to a project; it is its origin. Architecture should emerge from a sensitive understanding of place, respecting its topography, vegetation, climate and material heritage. Rather than imposing itself upon the landscape, the design seeks to integrate with it, establishing a relationship of continuity and belonging.

This approach fosters a more authentic connection between the home and its surroundings. Architecture becomes a natural extension of the land itself, where the boundaries between built form and landscape gently dissolve. The result is a more serene and grounded way of living, in which the environment becomes an active and meaningful part of everyday life.



ARK



N A T U R E

Redefining materials in search of purity, nature becomes architecture.

Finally, we go back to our roots. We go back to the nature that surrounds us, and which gives meaning to the architecture we build. And we go back to the courtyards, which teach us, from the Mediterranean tradition, the importance of attracting light and vegetation to our homes. Giving us light, ventilation, harmony, sounds and, in short, the beauty of simplicity.

This delicate harmony of materials: stone, wood, light and nature, is the key to generate a space rich in contrasts and comfort. Understanding luxury from the point of view of spatial freedom, sustainability, energy economy and, above all, the reunion with nature and tradition are what make this building much more than a house, it is timeless architecture, it is a home.





ARK

Exterior palette

The texture of a home can influence your life more than its size.

Natural stones such as travertine and granite combine with limestones and marbles, cobblestones and gravels to create a sense of permanence that brings strength and stability to our homes, a material foundation that supports a more enduring and balanced way of living over time.

Alongside them, wood cladding and natural mortars emphasise the master lines of each project, introducing warmth, tactility and a natural equilibrium that contributes to physical and emotional wellbeing.

Together, these materials work in harmony with efficient, rigorous and sustainable systems to shape a coherent living environment, one where architecture, matter and technology support the rhythms of daily life, fostering comfort, resilience and a quiet sense of longevity.



Interior palette

At ARK, we believe in the necessary and coherent relationship between interior and exterior.

The same calling that drives us to bring nature and the surrounding environment into the shelter of the home, inevitably leads us to overflow our interiors with natural stone, creating a continuous dialogue.

And, once again, natural woods and wall coverings bring warmth and harmony. With a palette of soft colours with an evident Mediterranean influence accentuated by the wood, by the large windows that let in light and nature, by the soft textures of the carpets and furniture, with these few but outstanding elements, we seek the necessary comfort for the day to day, to live each moment with peace of mind.

Living Architecture

Architecture as a living system,
evolving with time and
the people who inhabit it.

D
U
N
E
52

Architecture should not be understood as a finished object, but as a living organism that evolves alongside those who inhabit it. Spaces acquire meaning over time, adapting naturally to life's changes, new needs and different ways of experiencing the home. Rather than imposing a particular way of living, architecture should provide a flexible framework capable of supporting personal and family evolution.

From this perspective, the project is conceived as a dynamic system in which nature, light, materiality and human experience interact continuously. Every space is designed to remain relevant over the years, fostering a deep and lasting relationship between people and the place they inhabit. An architecture that does not remain static, but grows, matures and gains value with time.



Manuel Ruiz Moriche,
Creative Director ARK Architects

ARK



Proposed **plans**





M A S T E R P L A N

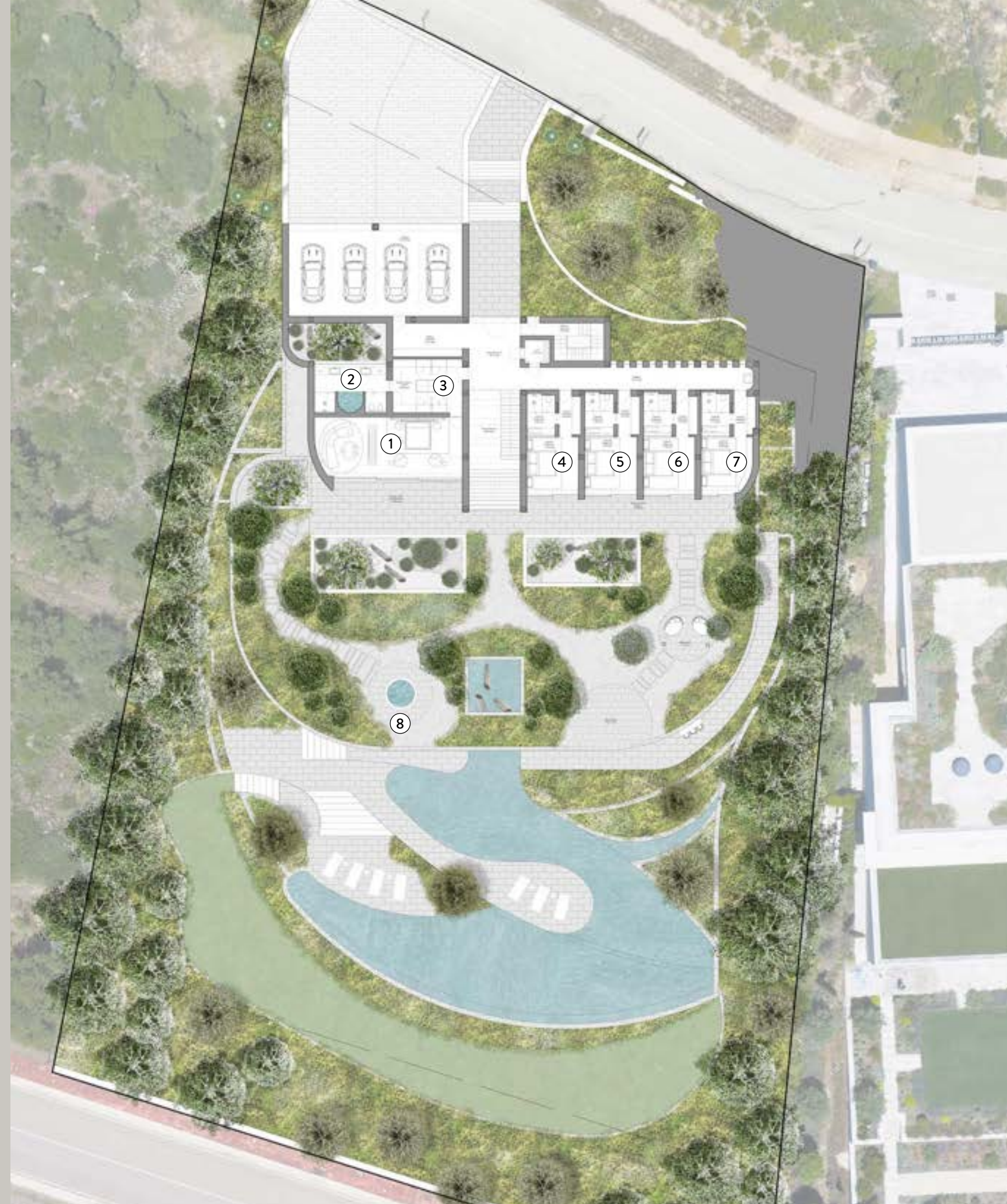
Total plot area: 4500,90 sqm	Lift
Total project build area: 1825,15 sqm	Fireplaces
Orientation: South	Swimming pools: Outdoor Infinity pool Indoor pool & Spa
Floors: 2	Gymnasium
7 Bedroom Suites: 1 Master Suite 4 Suites 1 Guest Suite 1 Staff Suite	Home office
10 Bathrooms & Toilets: 1 Master Bathroom 4 Bathrooms (Suites) 1 Staff bathroom 1 Guest suite bathroom 1 SPA bathroom 1 Toilet 1 Pool toilet	Garage car spaces: 4 indoor Wine cellar
	* Furniture not included

F I R S T F L O O R

Interior area	(100%):	534,40 sqm
Covered Terraces	(50% - 36,40 sqm):	18,20 sqm
Uncovered Terraces	(25% - 122,60 sqm):	30,65 sqm

Total first floor built area:	583,25 sqm
-------------------------------	------------

1. Master suite	52,85 sqm
2. Master bathroom	20,08 sqm
3. Dressing room	22,68 sqm
4. Suite 1	30,29 sqm
5. Suite 2	30,91 sqm
6. Suite 3	30,54 sqm
7. Suite 4	29,48 sqm
8. Outdoor jacuzzi	14,16 sqm





G R O U N D F L O O R

Interior area	(100%):	1022,60 sqm
Covered terraces	(50% -183,75 sqm):	91,90 sqm
Uncovered terraces	(25% - 322,40 sqm):	80,60 sqm
Interior patios	50% - 93,65 sqm):	46,80 sqm

Total ground floor built area:	1241,90 sqm
--------------------------------	-------------

1. Dining room & main kitchen	97,53 sqm
2. Living room	79,35 sqm
3. Family room	23,75 sqm
4. Guest suite	51,78 sqm
5. SPA	102,15 sqm
6. Gym	67,00 sqm
7. Office	23,86 sqm



Interior hall





Interior hall



Light as Essence

Natural light as a fundamental element that shapes space, rhythm and wellbeing.

Natural light is one of architecture's most fundamental materials. Beyond illuminating spaces, it shapes atmospheres, regulates biological rhythms and continuously transforms our perception of place. Architecture is conceived as an instrument capable of capturing, filtering and sculpting light, turning it into an integral part of everyday experience.

Throughout the day, light creates depth, generates contrast and fosters a constant sense of connection with the outdoors. Its presence has a direct influence on physical and emotional wellbeing, establishing an enduring relationship with the natural cycles of time. To design with light is to create spaces that are healthier, more human and more attuned to the passage of time.



Spatial Harmony

The balance between form, function and emotion, creating a natural and effortless way of living.

Spatial harmony emerges when form, function and emotion exist in balance. Every proportion, transition and relationship between spaces follows a coherent logic, designed to create a sense of fluidity and natural ease in the experience of living.

Spaces do not compete with one another; instead, they complement each other, forming a continuous sequence in which architecture is experienced as intuitive and serene. This pursuit of balance eliminates the superfluous, allowing life to unfold naturally and giving rise to environments that convey order, clarity and enduring wellbeing.

Dissolving boundaries:
Light, landscape & architecture



ARK



Design for **Longevity**

Spaces conceived to support life over time, fostering physical, emotional and mental wellbeing.

Designing for longevity means thinking beyond the physical durability of a building. It means creating environments capable of sustaining the quality of life of their inhabitants for decades, supporting their physical, emotional and mental wellbeing at every stage of life. Architecture moves beyond responding solely to immediate needs and becomes an investment in time itself.

Every design decision seeks to create spaces that are balanced, healthy and timeless. Proportion, orientation, environmental comfort and the quality of materials work together to foster a sense of permanence. The goal is not simply for architecture to withstand the passage of time, but to actively contribute to helping those who inhabit it live better as the years unfold.







ARK



ARK

Immersing indoors

An invitation to immerse oneself
in the beauty of the indoors to find
peace in the perfect union between
man and the surrounding nature.





Living area



ARK

Human-Centred Living

Design shaped around
the human experience
in all its dimensions.

D
U
N
E
88

True architecture begins with people. Every space is born from a deep understanding of how we live, connect, rest, work and share our time. The home is no longer conceived as a simple collection of functions, but as a holistic response to the human experience in all its complexity.

Natural circulation, the relationship between spaces, views, privacy and the connection to the outdoors are carefully considered to foster everyday wellbeing. The result is a collection of intuitive living environments, where every architectural decision is guided by the ambition to enhance quality of life and create a more conscious, comfortable and meaningful way of living.





Living area



ARK

Minimal carpentry

D
U
N
E
92

Aluminium joinery and the minimalist sliding system form part of a contemporary architecture that seeks a seamless relationship between the home and its surroundings. Hi-Finity offers strength, durability and comfort without compromise, supporting a way of living where light, openness and continuity enhance everyday wellbeing over time.

Its natural, minimalist design allows large glazed surfaces to dissolve boundaries, bringing landscape and light into the heart of the home, while contributing to a stable and balanced indoor environment.

Beyond its refined aesthetics, safety and performance are fully ensured through both the joinery and the glazing, creating a secure, comfortable setting designed to support daily life with ease and continuity.

An adjustable, patented Reynaers central meeting guarantees precise fitting and high air tightness, improving energy efficiency and interior comfort. Hi-Finity accommodates multiple opening configurations, including two- and three-track systems and central locking solutions, with up to six movable glass panels, enabling flexible, fluid spaces that adapt naturally to the rhythms of living.



ARK



Interior patio



ARK



Dining area



Honest **Materiality**

Natural and noble materials that create authentic, healthy and enduring environments.

Materials possess the ability to convey authenticity, memory and permanence. For this reason, the selection of every element is guided by a pursuit of honesty and coherence, favouring natural and noble materials that age gracefully and acquire character over time.

Stone, timber, minerals and organic textures create environments that are warm, healthy and timeless. Their presence is not driven solely by aesthetic considerations, but also by sensory and emotional ones. Materiality thus becomes a silent language, connecting people with nature and fostering a sense of stability and belonging that is difficult to achieve through temporary or artificial solutions.



Essential gestures





Main kitchen



Main kitchen

At ARK, we conceive our kitchens as essential living spaces, environments designed to support wellbeing and accompany daily life over time.

In contemporary living, the kitchen becomes a natural centre for gathering and sharing, where light, material and proportion shape a calm and balanced atmosphere. Here, everyday rituals unfold with ease, encouraging a more conscious rhythm of living, where nourishment, pause and connection form part of a continuous experience of wellbeing.

Every detail is carefully considered, integrating advanced systems with noble materials such as wood and stone, in collaboration with artisans and leading brands. The result is a refined and enduring space, one that not only functions with precision, but quietly contributes to stability, comfort and a lasting sense of longevity within the home.



ARK

ARK has designed a complete home **automation** system.



A system that allows you to control and activate the entire electrical system, and control the various systems effortlessly via an easy-to-use remote interface.

A fully automated indoor life. Its ease of use and usefulness make the online house a dream for those who wish to buy a home.

A house ready for the future because it has been designed to meet your new needs, even the most unusual ones.



ARK



Essential
repose.
A silence
of intimacy



Master suite



ARK

Master suite

D
U
N
E

112

Silence is the
new symbol of status.

Designed with meticulous attention to detail, it invites you to immerse yourself in a state of tranquillity and comfort where space gently restores and stabilises, allowing everyday actions to evolve into rituals of connection, with yourself, with time and with the surrounding nature, fostering a deeper sense of wellbeing.



ARK



D
U
N
E

113



Master suite



ARK

Rituals of Living

Everyday moments transformed into meaningful experiences through design.

D
U
N
E
116

Architecture has the ability to transform even the most everyday actions into meaningful experiences. Waking up with the morning light, sharing a meal, contemplating the landscape or enjoying a moment of silence all take on a new dimension when the space is designed to support and enhance those moments.

Homes are conceived as settings that enrich daily life, bringing beauty, serenity and meaning to seemingly simple gestures. Architecture does not merely accommodate activities; it helps transform them into personal rituals that deepen the connection with oneself, with others and with the surrounding environment.



ARK

Water & stone

A soft-focus, high-key photograph of a woman with dark hair tied in a bun, sitting in a bathtub. She is looking down, and her face is partially obscured by her hand. The background is a bright, hazy white, suggesting steam or a bright window. The overall mood is serene and minimalist.

Every detail,
from the natural
materials, the interior
light, to the views,
is carefully designed
to enrich the experience
and nourish the soul.



Master bathroom





Master bathroom





Space
for every
mood



Harmony
in each space



Wood and melamine cabinets feature drawer modules equipped with horizontal and vertical shelves, sliding metal runners, skirts, and stainless steel bars for hanging clothes. LED lights provide interior illumination.

Our dedicated interior design team meticulously crafts each wardrobe, tailoring every aspect to fulfill your specific requirements.



ARK



Dressing room



ARK

Smart home

Monitor and control temperature to optimise your garden environment.

The technology of home automation systems makes this
a smart villa for the comfort of its owners.

All functions under control, on the go.

Automation system with integrated THINKNX software installed to
control all home automation functions of the villa. The software is
compatible with smartphones.



Automation system



Lighting control on-off with regulation. Lighting in passageways by presence control. Lighting scenes control. Air conditioning control. Underfloor heating control. Shades, blinds and rolling shutters control. House access control. Control from screens, touch panels and smartphones. Main colour touch screen at the entrance. CCTV system and automatic control access to the house interconnected. Remote access to the house from any Android or iOS devices. Installation of Ethernet sockets in all rooms. Installation of wifi repeaters DUAL BAND 2G /5G. Audio control.



thinknx



ARK

Time for creativity

Designed to inspire, ARK spaces create an environment where ideas can flourish. Natural light, panoramic views and seamless connectivity come together to support creativity, focus and innovation, fostering a deeper connection between people, place and possibility.



ARK

Audio system

There will be speakers in each room that will be automated to control music through the Spotify app/Sonos settings. SONOS Connect Amp amplifier.

BOSE Freespace outdoor floorstanding speakers.

Bowers & Wilkins

SONOS

BOSE



ARK

Family room



ARK

Sensory Wellbeing

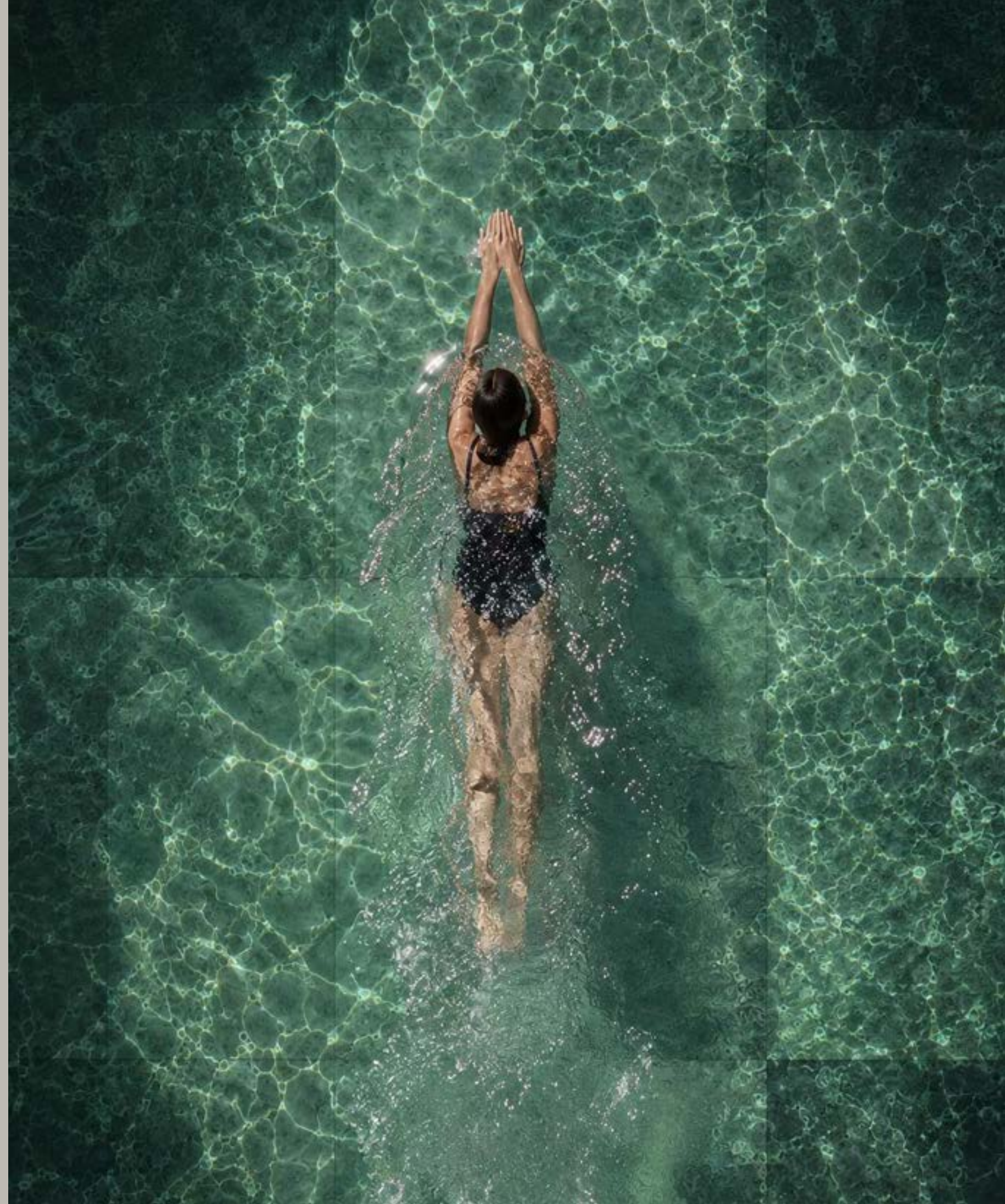
Spaces designed to
awaken the senses,
nurturing calm,
balance and inner clarity.

D
U
N
E

136

Architecture's quality is measured not only by how it looks, but by how it makes us feel. Through light, temperature, acoustics, textures and a close relationship with the natural environment, architecture has the ability to profoundly influence our physical and emotional wellbeing.

Every element is carefully orchestrated to create an atmosphere of calm and balance. The sound of water, the tactile warmth of natural materials, the presence of vegetation and the carefully controlled flow of daylight all contribute to spaces that reduce stress and encourage mental clarity. Wellbeing is no longer treated as an added feature, but as an intrinsic quality of the architecture itself.



Wellness



Revitalising breaks

ARK

Wellness area



ARK

Wellness area



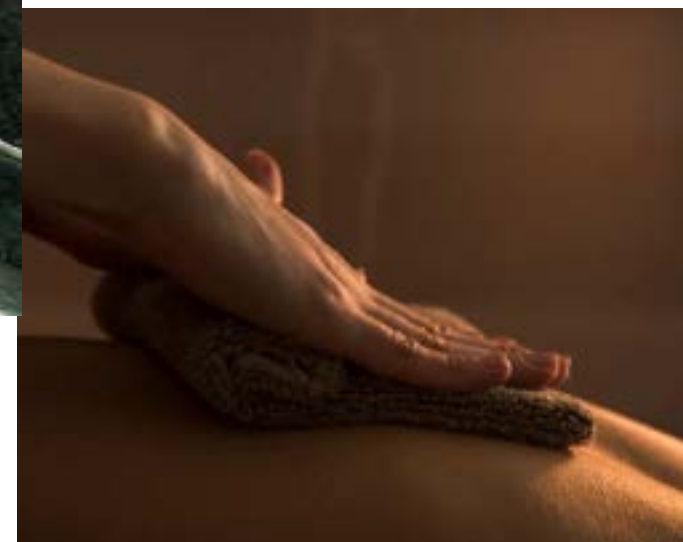
In this sanctuary, time stands still, allowing the senses
to awaken and the mind to find calm



ARK



D
U
N
E
143



Wellness area





The Healthy way



The interior walls feature natural wood slats mounted on 15 mm thick melamine board with a wood finish, selected during the interior design phase. Floor-to-ceiling mirrors adorn select main walls, complemented by expansive natural wood parquet flooring.



Gym



ARK



Indoor parking



ARK

Quiet Luxury

A refined expression of luxury,
defined by simplicity,
serenity and permanence.

The most sophisticated form of luxury is not defined by opulence, but by the quality of the experience it creates. It emerges from harmonious proportions, natural light, the authenticity of noble materials and the sense of calm that only a thoughtfully designed space can inspire. It is a quiet expression of luxury—one that never seeks attention, yet is deeply felt.

This philosophy values permanence over trends and authenticity over excess. Spaces are defined by a timeless, understated elegance, where every element has a purpose and contributes to the whole. It is a form of luxury experienced through wellbeing, beauty and the enduring feeling of belonging to a place designed to stand the test of time.



Manuel Ruiz Moriche,
Creative Director ARK Architects

ARK





ARK

We Design & Build your Dreams

Sotogrande. Extraordinary by Nature.

DISCLAIMER. This book is meant only for promotional purposes and cannot be construed as a binding legal document. The plans, specifications, images and other details herein are only indicative and subject, among others, to the approval of the relevant authorities. The Developer / Owner reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper, without prior notice. Artists' impressions and interior design used in the flat/unit plans and images, including all furniture, fixtures, items, electronic goods, amenities, accessories etc., are used for illustration purposes. The Developer / Owner is not liable / required to provide any furniture, items, electronic goods, amenities, accessories etc. as displayed in the plans and images. This book does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. The relationship between the Developer / Owner and the actual customers will be governed strictly by the written agreements to be executed from time to time and not on the terms of this book.

