

# BELLEVUE

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**Yearn for  
the country  
Long for  
security**

## LAKE CONSTANCE

A love  
for life

## BREMEN

All locations,  
all prices

## GREECE

Europe's most  
exciting market

## CO-OWNERSHIP

Holiday homes  
to share

## NEW YORK

Apartments  
on Wall Street

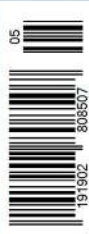
## IBIZA

*The perfect villa*

# DREAM HOMES

Amazing properties to buy from  
across the world

**50**  
*Page Supplement*  
**STUTTGART**







*A project developer and team of architects on the Costa del Sol have specialized in building extraordinary villas on challenging hillside plots*

TEXT Claus-Peter Haller RENDERING VILLA TIERRA Citadelle Consulting PHOTOS VILLA NUBES José A. Sánchez



**HARMONY**

Based on the principles of organic architecture, Villa Tierra does not impose itself on the environment. Rather, it blends harmoniously into the natural topography of the landscape





**THE VIEW**  
This villa rests on a South-facing hillside plot with panoramic 180 degree views over the golf course and down to the coast. Special requests from potential buyers can still be considered





**ABOVE THE TREETOPS**  
The platform with terrace and pool appears to float over the surrounding pine woodland

**P**lots of land on steep slopes are a challenge that architects and developers are often reluctant to take on. Complex construction and planning as well as high costs all present problems and it all depends on the conditions of the plot in question. One possibility is to terrace the area. But this raises questions of feasibility on such a site. How many retaining walls and stairs are there? What is left of the view afterwards? How good would street access be? A second approach would be to anchor a number of massive concrete pillars deep into the ground and build a platform on top, strong enough to securely support a house and pool. Especially in the coveted mountainous coastal regions of Spain, for example on the Costa del Sol, the Costa Brava or in the southwest of Mallorca, there are still numerous plots previously considered too difficult to build on due to their hillside locations in terms of location and potential

views, these plots can be real treasures, with prices usually well below those of “normally buildable” plots. However, it does take some imagination to stand at the top of a road and envisage a building site on the hillside - traditional building plans with gardens are hardly feasible here. On the Costa del Sol, Swiss project developer and real estate investment consultant Lorenz Nanning, together with Spanish architect team FLOW81 specialize in the development of precisely this sort of hillside property. Their first project, Villa Las Nubes, was completed in 2021 in the affluent residential area of Sotogrande and was awarded a prize for outstanding architecture. When you visit, you get the impression that Villa Las Nubes is floating above the treetops. The old master, Gustave Eiffel, would appreciate the construction. The house and terraces perch atop elegant exposed steel pillars which blend harmoniously with the building and lend it an impressive lightness and

grace. Although the fundamental costs are 25 percent higher than in conventional construction, the advantages over terraced buildings include fewer stairs, more privacy and a better view due to the additional height of the platform. The team's new project, Villa Tierra, aims to be even more spectacular than Villa Las Nubes. Also located in Sotogrande, the plot is south facing with 180 degree views across the golf course down to the sea. Building license has been granted and requests from potential buyers can still be considered. The developers and architects are open to inquiries about creating other "floating houses" in other regions of Spain and they welcome the challenge of building exceptional villas in extreme locations. 🏠

**CONTACT**

Lorenz Nanning, Citadelle Concept SL,  
Telephone: +34 607 86 04 49,  
E-Mail: nanning@citadelle-consulting.ch

**“ARCHITECTURE SHOULD ADAPT, NOT IMPOSE”**

*Villa Las Nubes was awarded the prestigious Andalusia Award for Architecture this year. In their letter of thanks, the award winners explain the philosophy behind their work*



**VILLA LAS NUBES**  
Completed in 2021, this "floating house" in Sotogrande on the Costa del Sol is for sale at 4 million euros. Interested parties please contact Lorenz Nanning, Tel.: +34 607 86 04 49

"We at FLOW81 are delighted that Villa Las Nubes in Sotogrande has been awarded with the prestigious Andalusia Award for Architecture. It gives us great pride to see our efforts and architectural understanding recognized. Our projects focus on creating unique designs and our philosophy is to be fluid in every decision from start to finish, staying

open-minded and not closing ourselves off to ideas. The essence of our design is to create flowing architecture perfectly suited to the topography and nature of the land. We view the natural environment as the foundation of the project, from which our ideas flow and develop naturally. Therefore, each project is unique and develops on its own path before achieving a unity with

the environment. Unfortunately, this respect for the natural and local environment is not very common in the industry. We therefore want to set precedents and, thanks to the extra visibility granted to us by this award, we want to try to promote a form of architecture that adapts to the natural environment rather than imposing itself upon it."