

# Sotogrande

Reference 119848



PORTA MONDIAL®

Your home. Our passion.

Modern luxury villa in La Reserva de Sotogrande with sea views, guest apartment and indoor pool

living space:	1.000 m <sup>2</sup>	swimming pool:	✓
plot area:	2.564 m <sup>2</sup>	energy certificate:	in process
bedrooms:	6		
bathrooms:	8		
sea view:	✓	<b>price:</b>	<b>€ 3,600,000.-</b>



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### Details:

This beautiful luxury-villa stands on a plot of 2.564 sqm in La Reserva de Sotogrande, and has 2 entrances from 2 separate streets.

Exploiting the natural slope of the plot of land, it was built with 3 levels, all flooded with natural light, and the complete property is clad with Travertin marble and surrounded by trees and gardens.

In a semi-cellar area of 510 sqm there is parking space for 4 vehicles, in addition to a guest apartment with its own entrance. There are also diverse rooms suitable for use, for example, as a bodega, a home-cinema etc.

From the fantastic, heated indoor pool wonderful sweeping views can be enjoyed.

With an area of 327 sqm the ground floor consists of a large kitchen, a living room with high ceilings in the west wing, and 3 bedrooms with en-suite bathrooms and an office in the east wing. From here there is access to a large terrace from where the beautiful sunrises can be enjoyed.

Housed on the upper level with 161 sqm is the spacious main bedroom with private bathroom and terrace, a further bedroom with bathroom en suite and terrace, and a living room.

Further features of this exceptional property include underfloor heating, air conditioning, pre-equipment for house-automation, electric blinds, lighting management, Bosch alarm system, smoke alarms, security gates at the property entrances, and a Thyssen-Krupp lift.

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### Location & surrounding area:

Sotogrande is an exclusive and picturesque resort on the Costa del Sol in Andalusia, Southern Spain. This charming town is located in the province of Cádiz, near the city of San Roque.

The location of Sotogrande is remarkable as it sits both along the coast and amidst a breathtaking natural landscape. The surroundings are characterized by lush greenery, majestic mountains, and the azure blue Mediterranean Sea, providing a unique backdrop for the community.

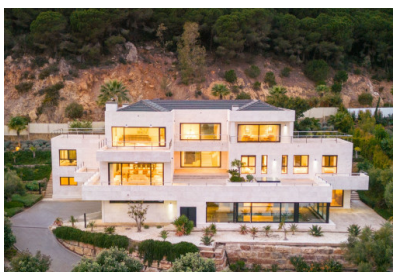
Sotogrande is renowned for its luxurious atmosphere and impressive real estate, including magnificent villas, elegant apartments, and top-notch golf facilities. In fact, golf is a significant part of life here, boasting some of Europe's finest golf courses such as the Real Club Sotogrande and the Real Club Valderrama. Additionally, polo fields like the Santa Maria Polo Club can also be found here.

The area features an elegant marina where luxury yachts and sailboats dock. The harbor offers a variety of restaurants, bars, and shops, ensuring a sophisticated shopping and dining experience. Overall, Sotogrande is a place that combines exclusivity, beauty, lifestyle, and relaxation. It is a popular destination for discerning travelers seeking a high-quality experience along the Spanish coast.

Sotogrande is located not far from Gibraltar, Marbella, and Estepona. The airports of Malaga and Jerez are only 150 km away from Sotogrande.



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Sunny terrace with splendid views



Bright living area



Living area with a panoramic view



Large living and dining area



Luxurious kitchen

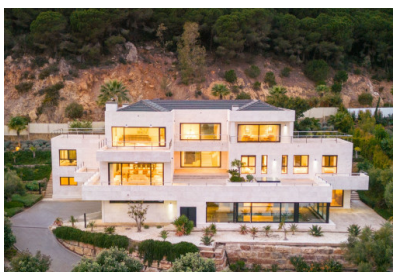


Elegant bathroom

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Indoor pool



Staircase



Entrance



Modern design



View from above

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