

## Sotogrande

Reference 119852



PORTA MONDIAL®

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### Spacious architect's villa in Sotogrande

living space:	407 m <sup>2</sup>	swimming pool:	✓
plot area:	1.309 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	4		
sea view:	-	price:	€ 920,000.-



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### Details:

Charming villa located in the consolidated area F, with double south and north orientation that allows you to enjoy outdoor living throughout the year.

Designed by an excellent architect expert in Sotogrande, following German Klimahaus specifications and techniques that guarantee an excellent air conditioning.

Built in 2006, it has a large living room with fireplace connected to two covered terraces. The spacious kitchen includes a dining room overlooking the beautiful mature garden with swimming pool. The master bedroom has an en suite bathroom, plus an office or second bedroom and a third bedroom with bathroom.

On the lower level, there is a separate guest area with two large double bedrooms and a bathroom. There is the possibility to create a second kitchen.

In addition, the property includes air conditioning hot / cold and a double garage.

A real gem to enjoy life in Sotogrande!"

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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 Cadiz, near the town of San Roque.

Sotogrande's location is remarkable, as it is both on the coast and in the midst of a stunning natural landscape. The surroundings are characterized by lush green areas, majestic mountains and the sapphire blue Mediterranean Sea, offering a unique backdrop to the community.

Sotogrande is known for its luxurious atmosphere and impressive real estate market, which includes magnificent villas, elegant apartments and world-class golf facilities. In fact, golf is a significant part of life here, with some of the best golf courses in Europe, such as Real Club Sotogrande and Real Club Valderrama. In addition, polo fields such as the Santa María Polo Club are also located here.

The area has an elegant marina where luxury yachts and sailboats dock. The port offers a variety of restaurants, bars and stores, 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 not far from Gibraltar, Marbella and Estepona. Malaga and Jerez airports are only 150 km away from Sotogrande.



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villa-sotogrande-pool-andalusien-kaufen-10



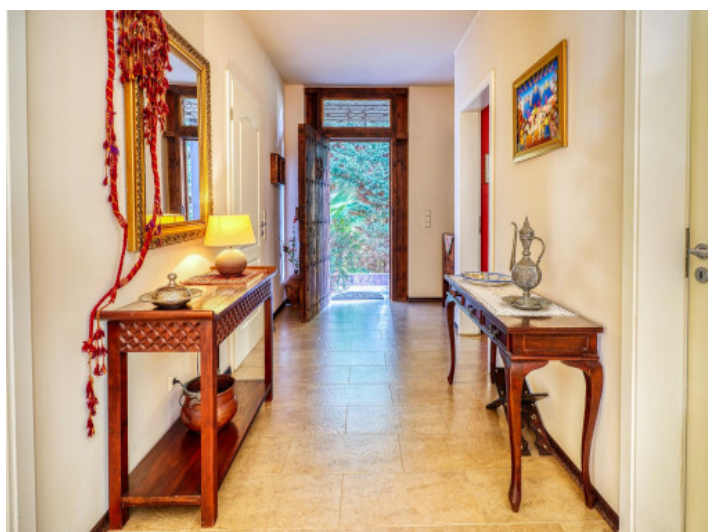
villa-sotogrande-pool-andalusien-kaufen-06



villa-sotogrande-pool-andalusien-kaufen-07



villa-sotogrande-pool-andalusien-kaufen-04



villa-sotogrande-pool-andalusien-kaufen-09



villa-sotogrande-pool-andalusien-kaufen-08

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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villa-sotogrande-pool-andalusien-kaufen-05



villa-sotogrande-pool-andalusien-kaufen-02



villa-sotogrande-pool-andalusien-kaufen-03

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