



Sophisticated designer villa for sale directly on the golf course in a first class golf resort in the area of Sotogrande - San Roque, Costa del Sol
Costa del Sol (other)

🏠 House 📏 Plot 3700 m² 🏠 Built 1220 m² 📏 - 🛏 6 🚿 8 # Ref. 157557

🏠 4.500.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

High-end luxury villa for sale in an exclusive golf resort, Sotogrande area on the Costa del Sol

PROPERTY HIGHLIGHTS

- In a green, natural environment, first line golf.
- Golf course on 3 sides.
- Bright and extra high spaces.
- Roof terrace with putting green.
- Home cinema, games room, gym, bar, ...
- 6 en-suite bedrooms.

THE LOCATION

Very quietly located in a cul-de-sac, **surrounded on 3 sides by the high-quality golf course** in one of the most exclusive resorts in Europe with several top golf courses and a polo club. A motorized gate provides direct access to the golf course, with the clubhouse within walking distance. A stone's throw from an equestrian centre. The beach and exclusive marina of Sotogrande are a 5-minute drive away. Gibraltar Airport is 9 km away, Costa del Sol International Airport is 109 km.

THE VILLA

In figures:

Plot size: 3.700m²
Total built area: 1.220m²
6 bedrooms
8 bathrooms

General:

Extensive plot of 3.700m², with direct access to the golf course.
Well-kept exterior with manicured landscape gardens and 3 large water features.
Giant infinity pool with an adjacent sun terrace and a sunken chill-out.
Built-in Jacuzzi and a Gazebo.
Spectacular **roof terrace designed with a professional putting green, surrounded by a sun deck.**

Unparalleled views over the golf courses with 2 lakes, towards the Mediterranean Sea.

The villa itself:

Detached villa with a dynamic design and a sleek, innovative architectural style.

Built to a very high standard and with an eye for detail.

Floor-to-ceiling sliding windows with recessed profiles throughout the villa provide optimal light.

Distribution:

Elevated level of access

Covered entrance with a unique, electronic front door.

The driveway provides parking for 3+ cars.

When you enter, you are welcomed into an expansive, open space with a **central patio** connecting both floors.

Cloakroom and guest toilet.

Stylishly furnished office space.

Spacious living space with TV lounge, 2nd lounge and dining area.

Custom-made Italian designer kitchen with high-quality appliances and a seating island.

Master suite with en-suite bathroom, fireplace and access to the extensive terrace.

Ground floor

4 bedrooms each with its own bathroom.

Indoor guesthouse with entrance through the garage, furnished with an en-suite bedroom, kitchen, laundry room and storage room.

Recreational area with an equipped gym, pool table and sauna with bathroom.

A 2nd recreational room provides a guest toilet, a **home cinema and bar with wine bodega.**

Golf simulator room.

Large storage room and **indoor garage for 6 cars.**

Other characteristics:

Energy efficient

Glass balustrades around the terrace.

Sophisticated home automation system with touchscreen.

Custom carpentry.

Porcelain and hardwood quality floors.

Pre-installation for pool heating.

Automatic irrigation and outdoor lighting.



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