Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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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 €

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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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