



### Modernist ground floor apartment in a gated community of Sotogrande, Costa del Sol

Costa del Sol (other)

🏠 Apartment 📏 Plot 78 m<sup>2</sup> 🏠 Built 353 m<sup>2</sup> 🏠 Terrace 159 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 157541

💰 1.250.000 €

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 form part of any contract. The price does not include purchase costs.

## Move-in ready, spacious and luxurious garden apartment for sale in Sotogrande, Costa del Sol

### HIGHLIGHTS

- Located in an exclusive and gated golf community.
- Various on-site amenities.
- Sustainable and environmentally friendly design.
- Innovative design.
- Spacious terrace and private enclosed garden.
- Move-in ready.

### THE LOCATION

**Nestled in greenery, on a hillside in one of Europe's most exclusive luxury resorts: Sotogrande.**

This prestigious destination is known for its **renowned golf clubs, equestrian centres and polo club.**

Sotogrande itself offers **three exceptional 18-hole golf courses**, including the legendary Valderrama, Europe's number one since the 1980s.

The **Venetian-style marina**, with its cosy restaurants and beautiful beaches, is just a 10-minute drive away.

In addition to being a golfer's paradise, the region is also a mecca for sailors and water sports enthusiasts. Gibraltar Airport is approximately 25 km away, while Malaga International Airport is 110 km away.

The resort, set in **6 hectares of land**, is surrounded by woodland and parkland with walking and cycling paths among majestic cork oaks.

Within the **secure borders of the golf club** is the first inland chic beach club: a beach and water paradise with a stylish restaurant.

The **extensive facilities** include three swimming pools, a croquet court, a jogging track, a children's area with slides, swings and climbing frames, social areas and an outdoor lounge for events. A gym, spa and putting green will be added in the second phase.

The landscape architects have created a **harmonious design, where gardens, swimming pools, walkways and the entrance** to the residential buildings flow seamlessly into each other. Sustainability is key, with the use of native trees, plants, flowers and natural stone.

**The complex is fully gated and offers a reception and concierge service** at the main entrance for ultimate comfort and security.

### THE APARTMENT

#### In figures:

Garden: 78m<sup>2</sup>

Total built area: 353m<sup>2</sup>

Interior area: 194m<sup>2</sup>

Terrace area: 159m<sup>2</sup>

Bedrooms: 3  
Bathrooms: 3  
1 living floor

**Description:**

**Ground floor apartment with a private enclosed garden.**

Built to the highest building standards and finished with refined details.

Designed with sustainability and energy efficiency in mind.

Floor-to-ceiling sliding windows with recessed profiles provide a seamless transition between the interior and exterior spaces and also generate plenty of natural daylight.

**South-west facing.**

Living space with an open layout.

Personalised kitchen/diner, fully equipped with Siemens appliances and a seating island.

Integrated dining area.

3 bedrooms, 3 bathrooms.

Ceramic, grey tiled floors.

Storage room.

Indoor garage for 2 cars.

**Other features:**

Air conditioning for cooling and heating.

Floor heating in the apartment.

Aerothermic system.

Built-in wardrobes.

LED lighting.

Electric blinds.



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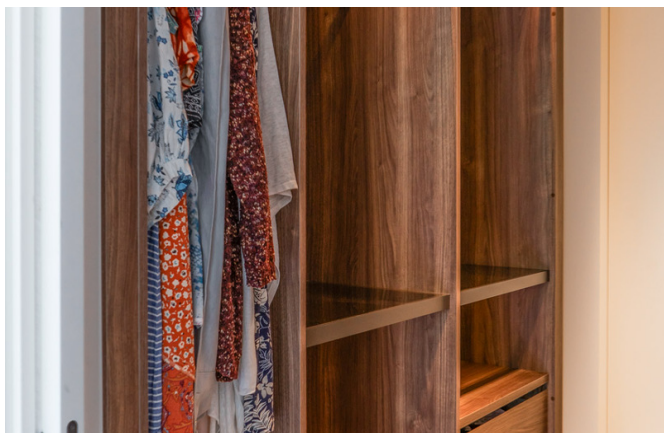
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