



**Brand new, modern luxury villa for sale in a prime gated community of Sotogrande, Costa del Sol**

Costa del Sol (other)

House Plot 3164 m<sup>2</sup> Built 1292 m<sup>2</sup> Terrace 461 m<sup>2</sup> 6 6 # Ref. 173800

4.900.000 €

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.

## Luxury villa for sale surrounded by golf courses in Sotogrande Alto, Costa del Sol

### HIGHLIGHTS

- In an exclusive residential complex with 24/7 security.
- Panoramic views of the greenery and the sea.
- Extensive terraces and heated swimming pool.
- Move-in ready.

### THE LOCATION

**Situated in an exclusive, gated community of villas of equal standing.**

The area is renowned as a golfing destination, with world-renowned courses such as La Reserva Club, Real Club Sotogrande and Real Club Valderrama. It is a paradise for sports enthusiasts with world-class polo, tennis, sailing and water sports facilities for all ages.

The Venetian-style marina, with its charming restaurants and the beautiful beaches of Sotogrande, is approximately a 10-minute drive away.

Gibraltar Airport is approximately 25 km away, while Malaga International Airport is 110 km away.

An exclusive golfer's paradise and a stone's throw from a renowned international school on the Costa del Sol.

### THE VILLA

#### In figures:

Plot: 3,164m<sup>2</sup>

Total built area: 1,292m<sup>2</sup>

Interior built area: 831m<sup>2</sup>

Terrace area: 461m<sup>2</sup>

Bedrooms: 6

Bathrooms: 6

Swimming pool: 131m<sup>2</sup>

3 floors

#### General:

**Extensive plot in an elevated position.**

The well-kept landscaped garden consists of Mediterranean plants with a large number of olive trees.

**Heated private swimming pool** with adjoining sun terraces.

Outdoor kitchen with barbecue and 'al fresco dining' area.

Sunny and shady terraces offer the opportunity to enjoy the pleasant Mediterranean climate.

A generous 100m<sup>2</sup> solarium offers unparalleled views.

**South facing.**

**Breathtaking panoramic views of the Mediterranean Sea and the green fairways.**

## **Description:**

**Detached villa with a modern, Mediterranean architectural style.**

Recently completed.

Designed with fine lines, neutral colours and large window structures which expresses in a **bright interior space.**

The **interior offers a harmonious blend of contemporary design, craftsmanship and breathtaking surroundings.**

Open plan living space with a partially double height ceiling.

Integrated dining area.

The kitchen is bathed in natural light and is equipped with high-quality Miele appliances, a spacious island and a dining table.

All **6 en-suite bedrooms** are designed for privacy and comfort, with each having its own terrace that invites you to enjoy the beautiful views.

A **home cinema** will be equipped with carpet, fabric walls, speakers, projector, screen and amplifier.

Large format Porcelanosa floor tiles.

The lower floor also provides a **recreational area** with play area, gym, sauna and an additional terrace of 74m<sup>2</sup>.

Indoor garage for 4 cars.

Additional carport.

Other features:

**Lift to all floors.**

Central system with which each room can be controlled separately.

**Underfloor heating in all rooms.**

Fireplace with 1.5m remote controlled gas fire.

PV solar panels facing south to reduce the consumption of the house.

Home automation system.

Custom made oak interior doors and room dividers.

Custom built-in wardrobes.

Glass balustrades.

LED lighting.

Automatic irrigation system in the garden.

An alarm system directly connected to the security of the Sotogrande estate.

The villa also comes with a 10 year structural warranty plus all furniture, curtains, gym equipment and cinema room included.





## Brand new, modern luxury villa for sale in a prime gated community of Sotogrande, Costa del Sol

Costa del Sol (other)

House 
 Plot 3164 m<sup>2</sup>
 Built 1292 m<sup>2</sup>
 Terrace 461 m<sup>2</sup>
 6 
 6 
 Ref. 173800

4.900.000 €

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.





## Brand new, modern luxury villa for sale in a prime gated community of Sotogrande, Costa del Sol

Costa del Sol (other)

House 
 Plot 3164 m<sup>2</sup>
 Built 1292 m<sup>2</sup>
 Terrace 461 m<sup>2</sup>
 6 
 6 
 Ref. 173800

4.900.000 €

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.



## Brand new, modern luxury villa for sale in a prime gated community of Sotogrande, Costa del Sol

Costa del Sol (other)

House 
 Plot 3164 m<sup>2</sup>
 Built 1292 m<sup>2</sup>
 Terrace 461 m<sup>2</sup>
 6 
 6 
 Ref. 173800

4.900.000 €

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.





## Brand new, modern luxury villa for sale in a prime gated community of Sotogrande, Costa del Sol

Costa del Sol (other)

House Plot 3164 m<sup>2</sup> Built 1292 m<sup>2</sup> Terrace 461 m<sup>2</sup> 6 6 # Ref. 173800

4.900.000 €

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.



## Brand new, modern luxury villa for sale in a prime gated community of Sotogrande, Costa del Sol

Costa del Sol (other)

 House  Plot 3164 m<sup>2</sup>  Built 1292 m<sup>2</sup>  Terrace 461 m<sup>2</sup>  6  6  Ref. 173800

 4.900.000 €

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.