



**Majestic masterpiece for sale in a sleek, modern style in a secure residential area of Sotogrande, Costa del Sol**

Costa del Sol (other)

🏠 House 📏 Plot 3828 m<sup>2</sup> 🏠 Built 2173 m<sup>2</sup> 🏠 Terrace 512 m<sup>2</sup> 🛏 7 🚿 8 # Ref. 194000

🏠 12.995.000 €

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## Modern luxury villa for sale surrounded by greenery in Sotogrande, Costa del Sol

### HIGHLIGHTS

- In an exclusive community with 24-hour security.
- Spacious rooms with double-height ceilings.
- Expansive roof terrace with outdoor kitchen.
- 7 bedrooms, 8 bathrooms.
- Guest or staff quarters.
- Move-in ready.

### THE LOCATION

Located in a prestigious, gated residential area, known for its wide, tree-lined avenues and proximity to the beach, marina, and renowned golf courses.

Just a few minutes' drive from Sotogrande Marina, renowned for its luxurious atmosphere with exclusive yachts, chic boutiques, gourmet restaurants, and vibrant Mediterranean lifestyle.

The Sotogrande International School and first-class facilities for polo, sailing, and equestrian sports are nearby. Just 20 minutes from Gibraltar Airport.

### THE VILLA

#### In figures:

Plot: 3,828m<sup>2</sup>  
Built area: 2,173m<sup>2</sup>  
Terraces: 512m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 8

#### General:

**Spacious plot of almost 4,000m<sup>2</sup>, surrounded by tall plantings.**

High-quality landscaping with Mediterranean evergreens and extensive lawn, in harmony with the surroundings.

A spectacular infinity pool with an adjacent sun terrace and loungers.

Outdoor **kitchen with built-in barbecue.**

**Enormous roof terrace** with relaxation areas, a **second outdoor kitchen** with **barbecue facilities**, and a bar for entertaining.

**South-facing.**

Panoramic views of the lush surroundings.

## **Description:**

**The villa features a modern design with clean lines, creating a powerful and contemporary look.**

Designed with excellent craftsmanship, sustainable materials, and a bespoke design. You enter through an impressive double front door with large glass side panels, revealing a bright and elegant entrance.

**Floor-to-ceiling sliding windows throughout the villa create a seamless transition between indoors and outdoors**, allowing abundant natural light to flood in.

The sleek, trendy interior exudes a chic, luxurious design, featuring refined materials and creative artwork.

A **spacious living area** with a 6-meter-high ceiling combines a stylish TV lounge with a second, fashionable seating area.

The **custom-made Gaggenau kitchen** is fully equipped with Siemens appliances and features a central island perfect for breakfast.

Complete with a prep kitchen.

An integrated dining area features a large dining table for 12 people with a stylish bar.

**There are 7 bedrooms and 8 bathrooms in total.**

**A formal office space.**

A **wine bodega** with storage cabinets, glass refrigerators, and a seating area for tastings.

Oversized, high-quality cream-colored floors.

**Guest or staff quarters with their own kitchen.**

On the lower floor, you'll find a **multifunctional space with a TV lounge and bar**, various flexible recreation rooms, and a relaxing **sauna**.

There is space for an indoor pool.

Laundry room.

Storage room.

Integrated garage for several cars.

Additional parking on the property.

Other features:

**Private elevator to all floors.**

Air conditioning for cooling and heating.

**Underfloor heating.**

Modern fireplace. (Several)

Custom-made built-in wardrobes.

Double glazing.

Glass balustrades around the terraces.

LED lighting inside and out.

Solar panels.

Alarm system with CCTV cameras.



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