



## Sotogrande Costa Spain

R159-02364

**1,775,000€**

Currency conversions are approximated and may vary.

It is a newly built three-story villa, with a south-facing design that includes a large garden with a pool.

The house consists of a large living room with dining room and kitchen, a porch linked to this area, six bedrooms, each with its own bathroom (including a service bathroom) and a basement with space for two or three cars.

The pool is equipped with a skimmer system and electrolysis purification, in addition to having a beach area for greater comfort. The garden has been designed with a grass area to give depth and Mediterranean garden elements have been incorporated to reduce water consumption.

Regarding the construction details, the foundation is made through continuous footings and isolated concrete footings, while the structure is composed of reinforced concrete. The exterior façade enclosure is made using a perforated brick citar factory and double insulation has been incorporated for greater energy efficiency.

The floors in all rooms are made of large-format porcelain stoneware, and the false ceilings have been designed with laminated plasterboard. The exterior carpentry is made of aluminum with double glazing, while the entrance doors and ...

### About the Zone



# LANDCASTER

SOTOGRADE REAL ESTATE



(+34) 956 79 65 00



sotogrande@landcaster.es



Sotogrande Costa o Bajo es la zona más antigua, que se encuentra del lado costero, la más cercana al mar, y por tanto la más deseada por los visitantes en verano. La gran Avenida circular Paseo del Parque, une las áreas residenciales de espectaculares mansiones con la playa, el campo de golf Real Sotogrande y, a través de un puente sobre el río Guadiaro, con el puerto deportivo y la zona de...

## Property Features:

Bedrooms:	4
Bathrooms:	4
Garage:	Parking
ECP:	B
Heating:	Yes
Air Conditioning:	Yes
Swimming Pool:	Yes
M <sup>2</sup> Built:	479m <sup>2</sup>
M <sup>2</sup> Plot:	1268m <sup>2</sup>



## LANDCASTER

SOTOGRADE REAL ESTATE

Galerías Paniagua, locales 8, 9 y 10  
Sotogrande 11310  
Cádiz, Spain

Email: [sotogrande@landcaster.es](mailto:sotogrande@landcaster.es)  
Tel: (+34) 956 79 65 00  
Fax: (+34) 956 79 54 00