



## Sotogrande Alto Spain

R159-02468

**1,699,000€**

Currency conversions are approximated and may vary.

### Villa for sale in Sotogrande, Andalusia, Spain

This spacious with contemporary design, newly built south facing through the courses of Almenara and San Roque Golf. It enjoys sun all year round, which has a very large basement with home cinema, two bedrooms and two bathrooms.

The property is located in a quiet street established with residents all year round. The accommodation consists of: double height hall, an opening from the living room to the terrace with an immersion pool. The living room is separated from the kitchen / dining room by a double facade fireplace, and has a very comfortable loft feel. Two double bedrooms with dressing room and bathroom are located on the ground floor. The stairs lead to the upper floor where the master bedroom and bathroom are located. The room opens to a large terrace. Also on this floor is a large studio / four bedroom, currently open to the landing, but could be subdivided. The ground floor has 216m<sup>2</sup> that overlook the back garden.

### About the Zone

Sotogrande alto is where the most exclusive and biggest villas of sotogrande are located. The houses on this area are for those who enjoy calmness and privacy from their big homes. Also you are on the top part of Sotogrande and many houses can enjoy a beautiful view to the sea. Also in sotogrande alto there is the Valderrama golf course, which is where the Andalusia championship is held each year...

### Property Features:

Bedrooms:	<b>5</b>
Bathrooms:	<b>6</b>
ECP:	<b>E</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>520m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>101m<sup>2</sup></b>