



## Sotogrande Costa Spain

3116

POA

Currency conversions are approximated and may vary.

### Original duplex villa located in one of the most exclusive areas of Sotogrande in the Kings and Queens area.

Rent prices available on enquiry.

This exclusive duplex villa is situated in one of the most prestigious and sought-after areas of Sotogrande Costa, known as 'Kings and Queens'. The property sits on a generous plot of 2,365 square metres and offers a built area of 415 square metres, standing out for its architectural originality and its privileged location close to the beach and the development's main leisure facilities.

The property comprises five spacious bedrooms, four of which have en-suite bathrooms, ensuring maximum comfort and privacy for its residents. The interior layout centres around a large living-dining room with direct access to a fully equipped kitchen, creating a fluid and welcoming space. Furthermore, the villa is fitted with underfloor heating, ideal for maintaining a comfortable temperature during the cooler months.

Outside, the property features a meticulously maintained mature garden surrounding an attractive swimming pool, providing an oasis of tranquillity and privacy. The villa also includes an open ...

### About the Zone

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:	<b>5</b>
Bathrooms:	<b>4</b>
Garage:	<b>Private Parking</b>
ECP:	<b>D</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>No</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>415m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>2365m<sup>2</sup></b>