



## Sotogrande Costa Spain

2179

**490,000€**

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Currency conversions are approximated and may vary.

Modern townhouse for sale in the lower part of Sotogrande.

Located in the centre of Sotogrande Costa, within an ideal urbanisation for families with children, close to the Paniagua Commercial Centre and bars and restaurants.

The property consists of 4 bedrooms, with bright terraces on all floors and morning and afternoon sun!

The townhouse is distributed over 3 floors: an elegant entrance hall with interior patio that gives a lot of light to the whole house. Spacious living room with fireplace and open plan dining area.

Direct access to the outside covered terrace and communal gardens.

Exceptional modern style kitchen with all appliances. The kitchen also has a patio with separate door for service entrance/exit.

Private garage.

Security entrance.

Air conditioning (hot/cold).

Fitted wardrobes

Double glazing

Communal gardens and communal swimming pool.

The townhouse for sale is ideal for a family.

An international community, close to Gibraltar



This "ready to move in" property is located close to all amenities. A 5 minute drive to Sotogrande Port, golf courses and polo fields.

## Property Features:

Bedrooms:	<b>4</b>
Bathrooms:	<b>3</b>
Garage:	<b>Parking</b>
ECP:	<b>D</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>270m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>TBC</b>

## About the Zone

Sotogrande Costa is the most desired part of sotogrande. It is the one close to the port, the beach and the Santamaria Polo club. Also here you find both tennis clubs and one of the golf courses as well as the most iconic road of sotogrande called "avenida del parque" where all the palm trees are on each side. This part of sotogrande apart from having many big villas also has all the luxurious ...