



## Sotogrande Alto Spain

R159-01774

**2,200,000€**

Currency conversions are approximated and may vary.

Impressive south-facing villa in a wonderful elevated location with commanding views of Almenara

A spacious 6 bedroom villa on three floors and frontline to Almenara Golf course. It is set on a high plot meaning that there are elevated views yet the pool area is very private. The entrance hall on the mid-level leads through to a living room and great open plan family kitchen/dining and snug (all leading out to a 62m terrace). On the same floor, there are 2 bedrooms which share a bathroom. Upstairs there is the master suite with a walk-in dressing room, another bedroom suite and 2 more bedrooms which share a bathroom. a large 40m<sup>2</sup> terrace can be accessed from 3 of the bedrooms. Down internal stairs on the garden level, there is a games room/bar which connects to a 40m<sup>2</sup> covered terrace - a great area for entertaining - large laundry room, double garage and machinery room.

Finally, there is the pool area which is greatly positioned making it a sun trap very private from the golf course and neighbours.

### 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>6</b>
Bathrooms:	<b>4</b>
Garage:	<b>Private Parking</b>
ECP:	<b>C</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>706m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1812m<sup>2</sup></b>