



## Sotogrande Costa Spain

R159-02364

**1,775,000€**

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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

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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 ...

## 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>



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