



## SOTOGRADE

1,250,000€



### FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Fully Furnished
- Communal Pool
- Private Parking
- Communal Garden



This prestigious urbanization is esteemed for its exceptional standards and prime location within the Nueva Andalucía golf valley. Spanning nearly 20,000 square meters, the meticulously landscaped gardens enhance the allure of the surroundings, complemented by two expansive swimming pools—one of which is heated. Additionally, residents enjoy access to a paddle/tennis court and 24-hour surveillance equipped with cameras and individual electronic barriers featuring license plate recognition. Situated on a serene street overlooking the golf course, La Concha mountain, and the sea, this remarkable apartment offers proximity to all essential amenities and is just a short drive from Puerto Banus, local schools, supermarkets, and restaurants. Boasting 275 square meters of living space, the apartment features two generously sized bedrooms, each with panoramic views and an en-suite bathroom. The open-plan living and dining area enjoys vistas of the mountains and offers access to a 60-square-meter terrace, divided into two sections, including an open-air space facing southeast towards the sea. The terrace also features a private garden area crafted from volcanic stones and exotic plants, recently renovated to perfection. The fully equipped kitchen, underfloor heating, and air conditioning throughout ensure comfort and convenience. The apartment is meticulously furnished with every detail considered, including a Bang & Olufsen sound system, TV, a €15,000 Hästens bed made of horsehair, all appliances, blinds with electric awnings controlled remotely, and a three-phase electrical installation. Two designated parking spaces and a spacious storage room are included with the apartment. We invite you to inquire about this exceptional property and would be delighted to arrange a viewing for you!

Interior Size:	275m <sup>2</sup>
Exterior Size:	N/A
Plot Area:	250m <sup>2</sup>
Furnishing:	Fully Furnished

Rates:	TBC
Service Charges:	TBC
Price per sqm:	£4,545.45