BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

240-02877P
Available

SOTOGRANDE

750,000€











FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Private Terrace
- Close To Shops
- Close To Town
- Close To Port
- Close To Schools
- Country View
- Mountain View
- Inside Golf Resort
- Golfview
- Under Floor Heating
- Security Shutters
- Covered Terrace
- Fitted wardrobes
- Gated Community
- Internet Fibre
- Garden View
- Panoramic views
- Front Line Golf
- Amenities Near
- Airconditioning
- Fully Fitted Kitchen
- Utility Room
- Close To Children Playground
- Fire Place
- Close To Sea Beach
- Close To Golf
- Glass Doors
- Storage room
- Balcony
- Excellent Condition
- Security Service24h
- Guest Toilet
- Urban View
- Communal Pool
- Private Parking
- Private Garden

Located in the exclusive residential community of Los Carmenes de Almenara, this elegant frontline golf townhouse enjoys spectacular views over Almenara Golf Course, the surrounding countryside, and the Sierra Almenara hills. Distributed across three levels, the property offers three spacious en-suite bedrooms, each with fitted wardrobes and private outdoor spaces. The top-floor principal suite features a private terrace with stunning panoramic views, creating a peaceful retreat. The ground floor comprises a bright open-plan living and dining area with a fireplace, a fully equipped modern kitchen, and direct access to the private garden and covered terrace, ideal for outdoor dining and entertaining. Residents also enjoy access to a communal swimming pool shared by only a small number of neighbouring properties. Additional features include underfloor heating, hot and cold air conditioning, a private garage, 63 m² of terraces, and a 55 m² private garden. Ideally positioned within walking distance of Sotogrande International School and the SO/ Sotogrande Spa & Golf Resort, the property offers easy access to championship golf courses, luxury amenities, restaurants, and wellness facilities. Sotogrande Marina, its beaches, boutiques and waterfront dining are just a 10-minute drive away. A superb opportunity to acquire a stylish permanent residence, holiday home, or investment property in one of Sotogrande's most desirable golf-side locations.

Interior Size:	340m^2	**Rates:**	TBC
Exterior Size:	47m^2	**Service Charges:**	TBC
Plot Area:	63m^2	**Price per sqm:**	£2,063.27

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi