

240-02765P  
Available

## SOTOGRADE

**1,550,000€**



Located in the prestigious gated community of La Finca within La Reserva, this beautifully appointed, southeast-facing townhouse offers luxurious modern living with sweeping views over La Cañada Golf Club and out to the Mediterranean Sea. The ground floor welcomes you with a sleek open-plan living and dining area, flooded with natural light through floor-to-ceiling glass windows, opening onto two covered terraces, a private garden, and a swimming pool—ideal for seamless indoor-outdoor living. The modern kitchen, fully fitted with top-of-the-line Neff appliances, combines both elegance and practicality. A guest toilet and a private garage—suitable for a car and golf buggy, plus storage—complete this level. Upstairs, the home features three well-designed bedrooms: One double bedroom ? One twin bedroom with two single beds ? A spacious master suite with a double bed, dressing room, his-and-hers bathrooms, and direct access to a full-length terrace offering magnificent panoramic views. All three bedrooms enjoy access to the terrace, enhancing the sense of space and light throughout. The top floor is a private oasis featuring a large solarium with: ? A built-in jacuzzi ? Outdoor kitchen/barbecue area ? bathroom ? Ample space for sun loungers and entertaining, all set against the backdrop of panoramic views across Sotogrande, the beach, and the surrounding countryside. Comfort is assured year-round with underfloor heating and hot & cold air conditioning throughout. This is a rare opportunity to own a beautifully upgraded home in one of Sotogrande's most exclusive enclaves, ideal as a year-round residence or elegant holiday escape.

### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Private Terrace
- Kitchen Equipped
- Close To Schools
- Country View
- Mountain View
- Golfview
- Under Floor Heating
- Automatic Irrigation System
- Fitted wardrobes
- Gated Community
- Pool View
- Panoramic views
- Front Line Golf
- Mouna In Side
- Amenities Near
- Doorman
- Airconditioning
- Partly Furnished
- Fully Fitted Kitchen
- Close To Golf
- Uncovered Terrace
- Glass Doors
- Alarm
- Solarium
- Excellent Condition
- Security Service 24h
- Guest Toilet
- Partly Furnished
- Private Pool
- Private Parking
- Private Garden

**Interior Size:** 258m<sup>2</sup>  
**Exterior Size:** 80m<sup>2</sup>  
**Plot Area:** 338m<sup>2</sup>  
**Furnishing:** Partly Furnished

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £5,201.34