



## SOTOGRANDE

**4,900,000€**



### FEATURES

- 5 Bedrooms
- 5 Bathrooms
- Private Pool
- Private Parking
- Private Garden



This villa is situated on a wonderful 2,222m<sup>2</sup> plot located in the G area of Sotogrande, a very quiet area in Sotogrande alto. The house is designed in a rectangular shape with the advantage of being a corner plot, ensuring only two neighboring properties. It features two expansive flat terraces, providing ample outdoor space for relaxation and entertainment. The project for this villa, spans across four levels, comprising a basement garage, ground floor, first level, and a rooftop terrace, offering diverse spaces for various purposes. Positioned to face southeast, the villa enjoys optimal sunlight exposure throughout the day. The total construction area encompasses 732.77 square meters, with detailed floor plans provided for reference. The interior layout is thoughtfully designed, with a master bedroom equipped with a dressing room and an attached bathroom. Additionally, there are three bedrooms, each with its own ensuite bathroom, ensuring utmost convenience and privacy. A separate guest bedroom with an ensuite bathroom and a service bedroom with a private bathroom are also included in the layout. The outdoor amenities are equally impressive, featuring a heated pool in the garden area, complete with an electric thermal cover for added comfort. The pool's water purification is achieved through a salted electrolysis system, ensuring crystal-clear water quality. Additionally, a rooftop pool is located on the third level, also utilizing a salted electrolysis purification method. For vehicle accommodation, the villa offers a spacious garage capable of housing three cars, along with additional space for two more in the car port. The garden is meticulously landscaped with a combination of lush grass areas and Mediterranean plants, bordered by a hedge for added privacy. An automatic irrigation system ensures the garden maintains its vibrancy. The kitchen is fully equipped with both furniture and appliances, providing a functional and stylish space for...

<b>Interior Size:</b>	1092m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	210m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	2222m <sup>2</sup>	<b>Price per sqm:</b>	£4,093.57