



## SOTOGRANDE

1,485,000€



### FEATURES

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



**\*\*Luxury Villa for Sale in La Cima I, Sotogrande - Built-in 2003\*\*** Discover a unique opportunity to own a stunning 5-bedroom villa, built in 2003, located in the prestigious La Cima I estate in Sotogrande. This exclusive property sits on the edge of a protected green zone and golf course, offering panoramic views that showcase Sotogrande's natural beauty. With only seven private villas in La Cima I, security and privacy are assured, including a gated entrance with 24-hour security. ### Ground Floor Highlights Step into a spacious, light-filled lounge with floor-to-ceiling windows that maximize natural light and views from both sides. An adjoining area features a games section and a cozy sitting nook, perfect for relaxation or family activities. Sliding doors lead to an outdoor living space adjacent to a fully fenced pool, which includes a wooden deck, comfortable loungers, and an entertaining area equipped with a bar and fridge. The ground floor also features a large bedroom, currently used as a home office with a sleeper sofa. The formal dining room boasts floor-to-ceiling doors that open onto a private terrace with seamless access to the pool area. A fully fitted, modern kitchen opens to both the internal courtyard and side terrace, enhancing flow for entertaining. ### First Floor Layout The first floor includes a generous landing area, ideal for use as a cinema room complete with a projector. The elegant master bedroom offers an en-suite bathroom and opens to a balcony with tranquil lake views. A staircase leads to a top terrace with a BBQ area, perfect for sunset dining. An additional en-suite bedroom on this level provides added comfort and privacy. ### Additional Property Details - \*\*Community fees:\*\* EUR 333 per month (excludes pool cleaning and private gardening, which can be arranged at approximately EUR 500 per month) - \*\*Urbanization fees:\*\* EUR 120 per month - \*\*Total monthly fees:\*\* Approximately EUR 1,000 Explore this exquisite...

Interior Size:	480m <sup>2</sup>	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	1250m <sup>2</sup>	Price per sqm:	£3,093.75