

## SOTOGRANDE

**3,600,000€**



### FEATURES

- 9 Bedrooms
- 11 Bathrooms
- Private Pool
- Private Parking
- Private Garden



This super villa is situated close to all the sports and amenities, it offers the ability to take part in the many activities offered locally ranging from water sports to polo or even golf in the nearby Valderrama Golf club. No expense has been spared to ensure that this property is perfectly designed for both intimate family meals and grand entertaining. This in mind, the incredible design allows visitors to enter the garden and barbecue areas directly, without passing through the house. The flow has been thoughtfully designed to ensure that the over 700 m<sup>2</sup> villa feels like a home and fits impressively into the breath-taking Andalusian countryside sitting on top of its own 3500 m<sup>2</sup> plot surrounded by sweeping gardens and luscious mature plants. This south-facing house is entered through an impressive double-height entrance hall leading onto the main living areas following onto the many covered terraces and barbecue area surrounding the stunning pool area perfect for outdoor living in Sotogrande style. With nearly 70 m<sup>2</sup> of swimming area this pool is truly impressive beyond words. The astonishingly large split-level kitchen is meticulously designed to allow for entertaining in a relaxed atmosphere or preparing for the formal dining room. The TV room with a fireplace creates a family-friendly environment in this beautiful private location. This floor also includes a laundry room and pantry for comfortable living and a private study creating a perfect work environment. The owner's suite is perfectly placed on this floor to ensure easy access to all the living areas in the villa. The upstairs holds 3 incredible bedroom suites with en-suite bathrooms and Juliet balconies from which to view the panoramic views surrounding the property on every side. Separately there is also a wonderful independent 1-bedroom apartment with its own access perfect to give privacy to visitors or even as offices for home working. The lower garden level has another 4 bedrooms and a ...

<b>Interior Size:</b>	1084m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	3557m <sup>2</sup>	<b>Price per sqm:</b>	£3,321.03