BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

240-02184P
Available

SOTOGRANDE

3,600,000€











FEATURES

- 9 Bedrooms
- 11 Bathrooms
- Private Terrace
- Saltwater Swimming Pool
- Airconditioning
- Separate Apartment
- Fire Place
- Office Room
- Under Floor Heating
- Close To Golf
- Basement
- Separate Dining Room
- Storage room
- Partial Sea Views
- Gated Community
- Barbecue
- Panoramic views
- Private Pool
- Private Parking
- Private Garden

Plot: 3,500 m² | Built: 700 m²+ | Bedrooms: 8 + independent 1-bedroom apartment | Orientation: South | Pool: approx. 70 m² | Gated, on a quiet cul-de-sac Some homes are made for family life. Others are made for entertaining. This one does both beautifully. Set behind gates on a quiet cul-de-sac in one of Sotogrande's most exclusive areas, this elegant south-facing villa of over 700 m² sits on its own 3,500 m² plot, surrounded by sweeping gardens and lush mature planting, with views over the Andalusian countryside on every side. Where is the villa located? Close to all of Sotogrande's sports and amenities, from water sports and polo to golf at the nearby Valderrama Golf Club. It's a private, peaceful setting that still keeps everything within easy reach. What makes it so good for entertaining? No expense has been spared to make this a home that works equally well for intimate family meals and grand entertaining. The layout even allows guests to go straight to the garden and barbecue areas without passing through the house. An impressive double-height entrance hall leads into the main living areas, which open onto a series of covered terraces and a barbecue area around a truly remarkable pool of nearly 70 m². What is the main floor like? The exceptionally large split-level kitchen is designed for relaxed entertaining as well as preparing for the formal dining room. A TV room with a fireplace gives the family a cosy space of its own, and this floor also includes a laundry room, a pantry and a private study, ideal for working from home. The owner's suite is on this level too, with easy access to all the living areas. What is upstairs? The upper floor has three superb en-suite bedrooms, each with a Juliet balcony framing panoramic views around the property. Is there separate accommodation? Yes. A wonderful independent one-bedroom apartment with its own entrance gives visiting family and friends complete privacy, or works perfectly as a home ...

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

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

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi