

240-02282P  
Available

## SOTOGRADE

**6,975,000€**



### FEATURES

- 6 Bedrooms
- 6 Bathrooms
- Sea views
- Country View
- Gated Community
- Close To Golf
- Private Pool
- Private Parking
- Private Garden

Experience contemporary elegance in this newly built villa, masterfully designed to blend modern architecture with natural light and breathtaking surroundings. Situated in Sotograde's prestigious G-Zone, this exceptional residence offers unmatched views of the sea, golf course, and surrounding mountains, and is ready to move in. Set on a generous plot of 3,765 m<sup>2</sup>, the villa boasts 745 m<sup>2</sup> of beautifully designed interiors. The open-concept layout enhances the sense of space, while floor-to-ceiling windows flood every room with natural light and frame panoramic views from every angle. A striking entrance leads into a sophisticated living space where a state-of-the-art kitchen fitted with Miele appliances, including a Teppanyaki grill, flows seamlessly into the dining and lounge areas. A cozy fireplace, a tranquil water feature, and direct access to a covered terrace with infinity pool and barbecue area create the perfect balance between comfort and modern luxury. The ground floor also offers a versatile room that can be used as a guest suite, office, or media lounge, as well as a stylish guest bathroom and an oversized laundry and utility area designed with practicality in mind. A private elevator connects every level of the home, making movement throughout effortless. Upstairs, each of the six bedrooms features an ensuite bathroom and sweeping views. The master suite is a true sanctuary with a spacious walk-in wardrobe, dual bathrooms, and a freestanding bathtub overlooking the Mediterranean. On the top floor, a flexible self-contained suite with its own kitchenette, bathroom, and private terraces offers the perfect solution for guests, a home office, or an entertainment lounge, complete with 360-degree vistas of the sea, golf course, lake, and mountains. The outdoor spaces are designed for both relaxation and entertaining, with terraced gardens, shaded lounges, and panoramic views that extend across Sotograde and the Mediterranean Sea. Secure ...

<b>Interior Size:</b>	1373m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	308m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	3765m <sup>2</sup>	<b>Price per sqm:</b>	£4,567.78

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

✉ info@bmigroup.gi ☎ (+350) 200 51010

[www.bmigroup.gi](http://www.bmigroup.gi)