



## SOTOGRADE

POA



### FEATURES

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



Nestled in the prestigious enclave of Sotogrande Alto in Cadiz, this villa exudes classical elegance and luxurious amenities. Boasting 4 bedrooms and 5 bathrooms, the expansive property spans 490.59m<sup>2</sup>, featuring 447.72m<sup>2</sup> of interior space and a 64.04m<sup>2</sup> terrace. Set on a generous 1,344m<sup>2</sup> plot, it offers abundant outdoor leisure areas. Step into tranquility within the private garden, a serene backdrop to the inviting pool area and ample covered terraces, perfect for relaxation and entertainment. Indoors, lavish comforts await, from climate control with air conditioning to underfloor heating, ensuring year-round luxury. The villa comprises a utility room, fireplace, storage space, dining area, and a well-appointed kitchen. Enjoy the convenience of a laundry room and the calming garden vistas. This unfurnished property invites personalization, ideal for families with its proximity to schools. A double garage provides seamless access, while modern touches like the intelligent home system, piped music, and automated blinds elevate the villa's allure.

**Interior Size:** 491m<sup>2</sup>  
**Exterior Size:** 64m<sup>2</sup>  
**Plot Area:** 1344m<sup>2</sup>  
**Furnishing:** Unfurnished

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £0