

240-02466P  
Available

## SOTOGRADE

**3,350,000€**



### FEATURES

- 5 Bedrooms
- 4 Bathrooms
- Basement
- Airconditioning
- Underfloor Heating
- Partial
  - Close To Schools
  - Country View
  - Brand New
  - Gated Community
  - Heated Pool
  - Garden View
  - Pool View
  - Close To Golf
  - Private Pool
  - Private Garden

Discover this exceptional, newly completed modern villa in the sought-after F-Zone of Sotogrande Alto — a private sanctuary where contemporary design meets Mediterranean charm and natural beauty. Situated on a generous 1,786 m<sup>2</sup> south-east facing plot, the property enjoys panoramic views over the gorge, mature gardens, and surrounding woodland, offering privacy, tranquility, and a deep connection to nature. The villa spans a total built area of 585 m<sup>2</sup>, with an additional 184 m<sup>2</sup> of covered terraces and 282 m<sup>2</sup> of open terraces designed for year-round enjoyment. Outdoor living is central to the home's layout, which features a spectacular 14.5 m solar-heated saltwater infinity pool, complemented by shaded pergolas, stylish lounge areas, and architectural landscaping. Inside, the home is spread across three levels and includes five spacious ensuite bedrooms and four elegant bathrooms with spa-like finishes. The open-plan living areas are filled with natural light, enhanced by dual-aspect glass doors that fully open to the terraces, pool, and water feature. A cozy fireplace serves as a central architectural element, while the tranquil fountain and advanced smart lighting bring a sense of calm and elegance throughout. The gourmet kitchen is fitted with top-of-the-line Miele appliances, including a wine fridge and downdraft extractor, alongside a hidden pantry with pneumatic lighting and ample storage space—perfect for entertaining. The lower level features a luxurious master suite with a walk-in wardrobe, a serene bathroom with standalone tub and walk-in shower, and a floor-to-ceiling window overlooking the gorge. A second ensuite bedroom opens directly onto the pool area, with additional space for a guest bathroom, a well-equipped laundry room, and smart storage solutions with motion-sensor lighting. On the main floor, two further ensuite bedrooms offer sweeping views, while the living and dining spaces flow seamlessly into the outdoor areas. The ...

<b>Interior Size:</b>	550m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	265m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	1786m <sup>2</sup>	<b>Price per sqm:</b>	£4,908.42

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)