

240-02770P  
Available

## SOTOGRADE

**1,550,000€**



### FEATURES

- 6 Bedrooms
- 5 Bathrooms
- Private Terrace
- Kitchen Equipped
- Mounta In Side
- Airconditioning
- Close To Town
- Close To Schools
- Fully Fitted Kitchen
- Heated Pool
- Under Floor Heating
- Close To Golf
- Covered Terrace
- Excellent Condition
- Garden View
- Pool View
- Private Pool
- Private Garden



Tucked away in a quiet cul-de-sac in Sotogrande Alto, this bright and spacious 6-bedroom, 5-bathroom villa offers the perfect balance of privacy, comfort, and convenience. Ideally located between the world-famous Valderrama Golf Club and Almenara Golf, and just a few minutes from Sotogrande International School, it's an ideal home for families looking to enjoy the best of Sotogrande living. Set on a generous 1,297 m<sup>2</sup> plot, the villa spans approximately 350 m<sup>2</sup> over three well-designed levels, offering plenty of room to relax, entertain, and enjoy the outdoors. Main Floor - Bright and airy living room opening onto a large terrace, perfect for relaxing or dining al fresco - Spacious multi-purpose room, ideal as a dining area, playroom, or second lounge - Fully equipped modern kitchen with access to the terrace Lower Level - Three comfortable bedrooms and two stylish bathrooms - Each bedroom opens directly onto the beautifully landscaped garden, creating a seamless indoor-outdoor lifestyle Upper Level - Three en-suite bedrooms, two with private terraces for morning coffee or sunset views - A flexible layout designed for family living and guests Outside, the home features a heated swimming pool with both solar and electric systems, complete with a removable child-safety fence — ideal for families with young children. The mature, lush garden ensures total privacy and a tranquil green backdrop all year round. Key Features ? 6 bedrooms | 5 bathrooms | 3 levels ? Underfloor heating and air conditioning throughout ? Heated swimming pool with child-safety fence ? Direct garden access from lower-floor bedrooms ? Spacious terraces off main living areas and bedrooms ? Quiet cul-de-sac location ? Walking distance to Sotogrande International School ? Move-in ready and beautifully maintained This charming villa captures everything people love about Sotogrande property — generous space, elegant design, and an unbeatable ...

**Interior Size:** 350m<sup>2</sup>  
**Exterior Size:** N/A  
**Plot Area:** 1297m<sup>2</sup>

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £4,428.57