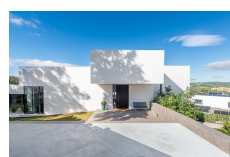


240-02797P
Available

SOTOGRADE

2,895,000€



FEATURES

- 5 Bedrooms
- 4 Bathrooms
- Private Terrace
- Ceiling Heating System
- Mountain View
- Street View
- Fully Fitted Kitchen
- Mountain View
- Fire Place
- Golfview
- Pets Allowed
- Under Floor Heating
- Close To Golf
- Glass Doors
- Storage room
- Gym
- Covered Terrace
- Fitted wardrobes
- Excellent Condition
- Garden View
- Pool View
- Guest Toilet
- Private Pool
- Private Parking
- Private Garden

Discover this exceptional multilevel contemporary-style villa, perfectly positioned at the end of a tranquil cul-de-sac and enjoying impressive views over the prestigious Almenara Golf Course. Designed for comfort, privacy, and modern living, the home offers generous interior spaces, seamless indoor-outdoor flow, and a host of premium features. The top floor welcomes you with an elegant entrance hall leading to a private study and a luxurious master bedroom suite complete with a dressing room. On the ground floor, spacious living areas create an inviting atmosphere for everyday living and entertaining. A stylish TV room with a fireplace, a cosy snug, a gymnasium, and two additional bedroom suites complement the layout. The fully fitted kitchen, dining room, and main living room all provide direct access to the terrace, landscaped gardens, and stunning pool area—perfect for relaxing while taking in the mountain, garden, pool, and golf views. A guest toilet is also conveniently located on this level. The lower ground floor offers two more bedrooms sharing a shower room, a laundry room, storeroom, boiler room, and a double garage, ensuring practicality and ample storage throughout. Equipped with hot/cold air conditioning, underfloor heating, aluminium double glazing, ceiling heating, and solar panels, the villa provides year-round comfort and energy efficiency. Presented in excellent condition, this is an ideal home for families, golf lovers, and those seeking peace, space, and contemporary style in a prime mountainside setting.

Interior Size:	650m ²	Rates:	TBC
Exterior Size:	48m ²	Service Charges:	TBC
Plot Area:	1644m ²	Price per sqm:	£4,295.25

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

✉ info@bmigroup.gi ☎ (+350) 200 51010

www.bmigroup.gi