



**Property type :** Detached Villa

**Location :** Sotogrande

**Bedrooms :** 5

**Bathrooms :** 7

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** garden

**Parking :** Closed Garage

**House area :** 520 m<sup>2</sup>

- ✓ Fireplace
- ✓ Airconditioning

- ✓ Central heating

- ✓ White goods



Sotogrande is one of the most attractive, glamorous, and versatile locations on the Spanish coast. Its appeal lies not only in its scenic surroundings but also in its well-planned urban development and exclusivity. It's a nearly unique residential area, known for its tranquility, stringent security measures, and a wide array of both sporting and social activities. The diversity of high-level sports events fosters a highly selective and vibrant social life. Sotogrande boasts wide avenues, a marina, beach clubs, a variety of services, an international school, banks, and shops. Moreover, it offers the opportunity to engage in a wide range of activities.

Sotogrande is one of the premier golf destinations in Europe, with its 2,000 hectares hosting 9 golf courses, including the renowned Valderrama Golf Club, which hosted the Ryder Cup in 1997. The Sotogrande Golf Academy offers exceptional facilities for golf enthusiasts.

Polo is another highlight, with the Sotogrande Equestrian Center being one of the world's top polo clubs, providing excellent facilities for enjoying this sport and hosting qualifying events for the Polo World Cup each year.

Sotogrande's luxurious marina, the Real Club Marítimo, allows for various water sports activities in a spectacular setting.

This impressive modern villa, spanning 520m<sup>2</sup> and built in 2020, offers a unique living experience. Situated in a natural and tranquil setting, this luxurious residence is exquisitely furnished and features 5 bedrooms, 5 bathrooms and 2 guest toilets, with the possibility of adding 2 additional bedrooms.

The property boasts a spacious infinity pool that seamlessly blends with the surrounding landscape. The 1500m<sup>2</sup> plot is mostly walled, providing privacy and security, and is adorned with a beautifully maintained garden that benefits from an eco-friendly automatic irrigation system.

The villa has two fully equipped kitchens, ideal for culinary enthusiasts. Additionally, it features 4 spacious terraces, three of which are covered for year-round enjoyment, with one including a built-in barbecue, perfect for outdoor gatherings and family meals.

For those seeking additional space for activities such as a private gym or a home theater, the property offers a versatile 100m<sup>2</sup> area that can be tailored to your needs. There is also room for offices, making this villa ideal for those seeking a balance between work and leisure.

This modern villa is an oasis of luxury and comfort in a natural setting, offering all the amenities for a sophisticated and relaxing lifestyle. Don't miss the opportunity to live in this spectacular property!

#### FEATURES:

- 3 floors
- 5 bedrooms
- 6 bathrooms
- Terrace
- Year of construction 2020
- Built-in wardrobes
- South-facing
- Parking space

#### AMENITIES:

- Air conditioning
- Swimming pool
- Garden
- Laundry room
- Storage room

#### ENERGY CERTIFICATE:

- Consumption: B 5 kWh/m<sup>2</sup>/year
- Emissions: B 4 kg CO<sub>2</sub>/m<sup>2</sup>/year

