



**Property type :** Detached Villa

**Location :** Sotogrande

**Bedrooms :** 6

**Bathrooms :** 8

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 1220 m<sup>2</sup>

**Plot area :** 3850 m<sup>2</sup>

- |                        |                   |                    |
|------------------------|-------------------|--------------------|
| ✓ Heated pool          | ✓ WiFi            | ✓ Close to golf    |
| ✓ Near golf            | ✓ Handicap access | ✓ Tennis court     |
| ✓ Gymnasium            | ✓ Guest house     | ✓ Fitted wardrobes |
| ✓ Domotics             | ✓ Golf property   | ✓ Storage room     |
| ✓ Fireplace            | ✓ Alarm system    | ✓ Central heating  |
| ✓ Solar energy         | ✓ Satellite dish  | ✓ Sauna            |
| ✓ Basement             | ✓ Utility room    | ✓ Terrace          |
| ✓ Solarium             | ✓ White goods     | ✓ Furnished        |
| ✓ Pre-air conditioning | ✓ Jacuzzi         | ✓ Airconditioning  |
| ✓ Barbecue             |                   |                    |



Plot 3,700 sq-mts.  
Villa 1,220 sq-mts  
Golf on 3 sides of the villa  
Lakes on 2 sides of the villa  
Sea views Golf Club House 200 mts  
Driving range 250 mts  
High energy rating  
Habitation Licence  
10 year structure warrantee

#### Some details & features of villa 84

Special electronic entry door to villa  
6 Bedrooms – All en suite  
Italian design kitchen  
2 x salons  
Special TV lounge/area  
Contemporary Fire & TV Unit  
Cinema  
Wine Bodega + Bar  
Gym, Sauna  
Games room  
Golf Simulation Room  
Smart electrics + Fibre Optic, Ipad controlled  
Special bespoke interior doors + wardrobes  
Spectacular Master Bedroom Suite  
Italian Laminam walls in all bathrooms  
Geisi bathroom furniture  
Floors in Porcelain and wood  
Special Office design  
6 Car garage + large storage  
Pre installation for heating the pool  
Landscaped gardens with 3 fountains  
Electric gates at entry and at golf course  
18 metre infinity pool with sunken seating area  
Jacuzzi  
Gazebo  
Guest apartment  
Professional Putting Green on Roof top  
Large sun terrace with decking on rooftop  
Garden enjoys special irrigation and lighting system  
Villa located in a quiet Cul de Sac – great privacy  
This Villa is designed by Argentina Architect Gustavo Moser  
Villa is built to 6 \* Standards by Diamond Construction  
This is a very special Plot in San Rogue Club with Great orientation

