



**Property type :** Detached Villa

**Location :** Sotogrande

**Bedrooms :** 5

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Open private parking

**House area :** 390 m<sup>2</sup>

**Plot area :** 1400 m<sup>2</sup>

- ✓ Close to beach
- ✓ Gymnasium
- ✓ Fireplace
- ✓ Terrace
- ✓ Barbecue

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ White goods

- ✓ Close to sea
- ✓ Storage room
- ✓ Central heating
- ✓ Airconditioning

Nestled between the prestigious Sotogrande and the picturesque La Duquesa Marinas, this stunning five-bedroom detached villa offers a luxurious retreat just a 10-minute drive from both marinas. The south-facing orientation ensures all-day sunshine and captivating views. The villa boasts a private swimming pool, beautiful tropical gardens, and an inviting interior courtyard, creating a serene and visually pleasing ambiance.

Upon entering, the high-ceilinged entrance hall welcomes you into a meticulously designed interior. The expansive lounge and dining areas are thoughtfully separated, providing both spaciousness and comfort. The property features a brand-new kitchen and immaculate bathrooms on both the ground floor and in the upstairs master bedroom. For added comfort, underfloor heating is installed on both levels, complemented by a wood burner fire in the lounge, perfect for winter evenings.

A spacious garage with room for two vehicles, along with a driveway accommodating an additional two vehicles, ensures ample parking space for guests. The property also includes a private gym, adding to the luxurious amenities available.

With world-class 5-star golf courses just a few minutes' drive away, this residence is a golfer's paradise, combining luxury living with proximity to leisure activities. A private terrace offers an ideal space for unwinding or entertaining guests, providing the perfect vantage point to appreciate the beauty of the property's private fruit garden.



