



**Property type :** Semi-detached house

**Location :** Sotogrande

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** East

**Views :** Sea views

**House area :** 205 m<sup>2</sup>

**Plot area :** 270 m<sup>2</sup>

- |                  |                 |                    |
|------------------|-----------------|--------------------|
| ✓ Close to golf  | ✓ WiFi          | ✓ Fitted wardrobes |
| ✓ Domotics       | ✓ Golf property | ✓ Central heating  |
| ✓ Satellite dish | ✓ Utility room  | ✓ Terrace          |
| ✓ Solarium       | ✓ White goods   | ✓ Airconditioning  |

This large 3 bedroom, 3 1/2 bathroom semi-detached sea view house in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 205m<sup>2</sup> of space with a large rectangular garden of 270m<sup>2</sup>. It is also rare to find a 3 bedroom at this price point inside Sotogrande.

The property is set over 3 floors with the living area, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area on the ground floor. On the first floor are 2 huge bedrooms with en-suite. The master has a charming balcony to look out to sea.

The top floor has another huge bedroom with 2 balconies - one for morning sun, and the other for afternoon sun. With the wonderful Andalusian charm through the tiling, to terracotta flooring, to panelling on the cabinetry, and shutters, this is not a "newly built white box" we see so often these days. However it is a modern home through functionality with underfloor heating throughout, hot and cold A/C, high end appliances in the kitchen.

The property currently has the Andalusia Tourist license, like its 2 bedroom property sister next door, is running successfully due to the fantastic location inside La Reserva, walking distance to the Beach Club, Racket Centre, and Golf Club.

The community has a pool and a guard hut so is very safe and secure.

This property is ideal for a family moving to the area particularly those that have dogs, as the garden can be closed so long as a gate allows the communal gardener to enter - the community fees include all garden maintenance. It also a great holiday home or investment.

If you did want a pure investment, the block with both the 2 Bed and 3 Bed can be bought as a company. A great investment to generate rental income in a market that keeps rising as Sotogrande is no longer the Costa del Sol's best kept secret - customers from all over the world are gravitating here.

ImmoMoment properties situated in the Exclusive Enclave of La Reserva, Sotogrande, incur such a macro community fee is applied. This is approximately €97/month (€581 paid twice yearly)



