



**Property type :** Townhouse

**Location :** Sotogrande

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** Golf

**Parking :** Open private parking

**House area :** 240 m<sup>2</sup>

**Plot area :** 320 m<sup>2</sup>

✓ close to shops

✓ Close to sea

✓ Terrace

[Info@ImmoMoment.es](mailto:Info@ImmoMoment.es)

✓ gated complex

✓ Fitted wardrobes

✓ Furnished

[www.ImmoMoment.es](http://www.ImmoMoment.es)

✓ Close to golf

✓ Storage room

✓ Airconditioning

+34 951 550 565

Set within an exclusive gated community in Sotogrande, this elegant 4-bedroom, 4-bathroom townhouse combines modern comfort with serene golf and lake views. Designed for effortless living, the home offers both privacy and sophistication in one of southern Spain's most prestigious residential areas.

Distributed over two bright levels, the property features a spacious open-plan living and dining area that flows seamlessly onto the private garden and sunny terrace — perfect for entertaining or relaxing outdoors. A 9x4m private pool makes this the ultimate retreat for year-round enjoyment.

A true highlight is the gas central heating system with underfloor heating throughout, providing consistent warmth and eliminating humidity — a rare luxury in the region.

Each of the four double bedrooms includes built-in wardrobes, and several have en-suite bathrooms. The modern, fully equipped kitchen complements the home's contemporary style, while large windows fill every space with natural light and connect you to the peaceful surroundings.

Additional features include air conditioning, an independent garage, and an active tourist rental license, making this an attractive option for both full-time living and investment. Ideally located near international schools, the Sotogrande Marina, and world-class golf courses, this townhouse offers the perfect balance of exclusivity, comfort, and Mediterranean lifestyle.







