



**Property type :** Detached Villa

**Location :** San Roque

**Bedrooms :** 6

**Bathrooms :** 7

**Swimming pool :** Private

**Garden :** Private

**House area :** 1155 m<sup>2</sup>

**Plot area :** 2393 m<sup>2</sup>

- |                    |                 |                   |
|--------------------|-----------------|-------------------|
| ✓ Close to golf    | ✓ Close to sea  | ✓ Gymnasium       |
| ✓ Fitted wardrobes | ✓ Domotics      | ✓ Golf property   |
| ✓ Storage room     | ✓ Alarm system  | ✓ Central heating |
| ✓ Satellite dish   | ✓ Sauna         | ✓ Basement        |
| ✓ Lift             | ✓ Utility room  | ✓ Terrace         |
| ✓ White goods      | ✓ Not furnished | ✓ Airconditioning |

This fantastic villa has been designed to be built on a very beautiful plot in the luxurious area of Sotogrande. It will have 6 bedrooms, 6 baths en-suite, 2 guest toilets, lounge, dining area, totally fitted kitchen with pantry and breakfast area, laundry room, pool, garage for 5 cars in the basement, sauna, gym, Turkish bath, bedroom for staff and will be fitted with air conditioning, underfloor heating, domotics, installed music systems, satellite TV and many more details. You can choose between the modern design or a more traditional Spanish style project that also exists. We attach pictures of both designs, starting with the modern one. There exists also the option to buy the plot with project and license only for 880.000 €, yet the price of the plot plus the completely finished villa is of 5.500.000 €.

Sotogrande is a luxury housing development that belongs to the township of San Roque, in the province of Cadiz; next to the Strait of Gibraltar and less than 20 minutes from the Costa del Sol. With modern entertainment and leisure trends, mixed with the traditional style of the Andalusian life; it was founded in 1962 and it is one of the most prestigious housing developments around very famous golf courses in Europe. An incomparable place which gives to its inhabitants the best services and a large offer: luxury restaurants and hotels, modern and numerous sport facilities to practise polo, golf, tennis, paddle, horse riding and sea sport like sailing; besides spectacular houses. There is a wonderful Marina, one of the main polo clubs in the world. With good connections to visit the cities of the Costa del Sol and to access from Málaga airport or from Gibraltar. There are sand dark beaches and they are equipped with the best security and comfort services. The sun shines 300 days per year in Sotogrande, where the temperatures rarely exceed 27°C in the winter.



