



Feel at home in Sotogrande

Large Andalusian style villa in Sotogrande Alto

2.950.000€ - ID: SLA-7717 - Sotogrande Alto - Villa

- L Beach
- L Fiber Optic
- L Garden
- L Golf
- L International School Sotogrande
- L Polo
- L Private Pool
- L Sea Views



Bedrooms	5
Bathrooms	5
Piscina	Si
House	968 m ²
Terrace	146 m ²
Parking	4
Otros	AC, Suelo radiante baños, Placas solares,
Jardín	Si

Andalusia is reflected in every detail of this great villa. Located on a hill from where you can see the blue Mediterranean, the mountains of Marbella and Estepona, biosphere reserves, with their sharp and snowy peaks in winter.

The property is situated next to the Valderrama golf course, host of the Ryder Cup 97, and enjoys views of the magnificent La Reserva de Sotogrande golf course and probably one of the best sunrises.

Its ideal location on a beautiful leafy and mature street with tall pines, short trees and cork oaks, a hallmark of the Mediterranean forest, together with a consolidated neighborhood of spectacular villas, give it serenity and rediscover nature.

Sotogrande International School, a great school with a vision

of 21st century education, based on finding the element of each student and developing it to the highest level.

The villa is located on a plot of almost 3,000m², gently sloping to the south.

The Andalusian villa is distributed on three levels, in total with more than 900m² built.

Main floor of access to housing.

Hall, living room, large covered terrace with mobile glazing, large dining room, covered terrace for summer dining room, majestic library, three bedrooms with their bathrooms (one has been fitted out as an office), guest toilet, large fully equipped kitchen, utility room for plant and sewing, laundry area, clothesline patio with service toilet, stairs and elevator.

Ground Floor Garden and Pool.

Distributor, spacious living room, bar, wine cellar, toilet, bedroom with en suite bathroom, garage for 4 vehicles, stairs and elevator, large covered terrace with access to the garden and swimming pool, this open plan 75m² free for sauna, relaxation, gym, home cinema, etc.

Top floor.

master bedroom, reading and TV room, two dressing rooms, bathroom with Jacuzzi and large solarium terrace, stairs and elevator.

Specs.

Hydraulic lift three stops

domestic hot water by solar panels.

Water softener and reverse osmosis purifier.

Hot-cold air conditioning with heat pump split and individual system for rooms.

Underfloor heating in bathrooms

Fireplaces in living rooms

Interior carpentry in solid wood.

Exterior carpentry in fire-lacquered aluminum with booklet blinds.

Folding iron security bars.

Double glass with vacuum chamber.

Alarm connected to security center and sensors with camera.

Community expenses: € 2,156 per year

IBI € 2407 year

Garbage € 300 year

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At your disposal +34 686 668 852

sotogrande@miguel-properties.com

Offer subject to errors, omissions, price change or any other modification without prior notice. The data is not part of any contract. The price does not include taxes or transmission costs.





Miguel Mellado Brey

I am Miguel Mellado who before starting my own business in the real estate industry has worked for over 20 years in the luxury high end market. I obtained my University degree in economics in the year 1996 and I am currently a fully licensed property administrator registered at the "Colegio Administradores de Finca of Cadiz" (Official Association of Licensed Property Administrators of Cadiz). I offer integrated management for the relocation of his family at their new destination, Sotogrande.

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