



## Sotogrande Alto Spain

R159-02733

**1,485,000€**

Currency conversions are approximated and may vary.

Property in Sotogrande Alto: Spectacular private villa next to the natural park, for sale with unmatched views

Located in the exclusive Las Cimas I development, this impressive villa, built in 2003 and south-facing, is situated at the edge of a green area and golf course, offering panoramic views in all directions.

Las Cimas I comprises only 7 private villas, accessible through a secure gate that ensures maximum privacy. Upon entering the property, guests are welcomed by a charming interior courtyard, featuring a small guest room, laundry area, and a staircase that leads to the upper terrace.

The spacious living room, the heart of the villa, boasts large windows on both sides, allowing abundant natural light to flood in, creating a bright and inviting space. From here, the living room connects to a cozy lounge area and a small play area. Doors from this space open onto a delightful outdoor terrace next to the pool.

The pool, fully enclosed for added safety, is surrounded by a wooden deck equipped with loungers, a dining area, bar, and refrigerator—perfect for enjoying the outdoors. On the ground floor, there is also a spacious double bedroom ...

### About the Zone



Sotogrande Alto se denomina al área que se encuentra del lado de la montaña, por esta razón es una zona de subidas y bajadas, de desniveles y hermosas vistas.

Rodeada de campos de golf como el prestigioso Valderrama y el Campo de Almenara con su famoso Hotel. Es una zona muy consolidada y con villas de grandes superficies, muchas de ellas con espectaculares vistas, también tiene áreas con...

## Property Features:

Bedrooms:	<b>5</b>
Bathrooms:	<b>5</b>
Garage:	<b>Lock Up Garage</b>
ECP:	<b>C</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>480m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1250m<sup>2</sup></b>

