



## Sotogrande Costa Spain

0531

**3,320,000€ / 8,000€ pcm**

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Currency conversions are approximated and may vary.

Fully renovated and spacious south-facing villa at Kings and Queens, close to the beach clubs and the Real Club de Golf.

The spacious accommodation comprises on the ground floor of an entrance hall, guest toilet, cloakroom, living-dining room with fireplace and access to the porch, garden and pool area, fitted kitchen, 3 bedroom suites, TV/games room, single garage, laundry room and 1 service bedroom ensuite. On the first floor, there is an ample master bedroom suite, 2 further bedrooms and 2 shower rooms. On the tower, there is 1 further spacious bedroom with 1 shower room and terrace. By the pool, there is an annexe pavilion with an outside toilet, pergola and a loft with a living room on the ground floor and 1 bedroom with 1 shower room on the top floor. Other extras include double glazing, marble floors, hot/cold air conditioning and a carport.

Available all year round except August

Community: € 158 / month

Garbage: € 300 / year

IBI: € 2,489 / year

### About the Zone



# LANDCASTER

SOTOGRADE REAL ESTATE



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Sotogrande Costa o Bajo es la zona más antigua, que se encuentra del lado costero, la más cercana al mar, y por tanto la más deseada por los visitantes en verano. La gran Avenida circular Paseo del Parque, une las áreas residenciales de espectaculares mansiones con la playa, el campo de golf Real Sotogrande y, a través de un puente sobre el río Guadiaro, con el puerto deportivo y la zona de...

## Property Features:

Bedrooms:	<b>9</b>
Bathrooms:	<b>9</b>
Garage:	<b>Private Parking</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>757m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>2652m<sup>2</sup></b>



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