



## Sotogrande Alto Spain

R159-01949

**950,000€ / 3,700€ pcm**

Currency conversions are approximated and may vary.

Villa in Sotogrande Alto, with fantastic open views to green areas.

Thanks to its east / west orientation, it has a privileged lighting, with sun all day. It is located in a quiet area but perfectly connected as it is a few minutes from Puerto de Sotogrande and its polo fields and the various shopping areas in its surroundings and very close to the famous golf courses of Valderrama and Almenara.

This spacious villa that is built on a plot of 1,200 m<sup>2</sup>, has 500 m<sup>2</sup> built on two floors, with four bedrooms, three bathrooms and a toilet, as well as a private pool, a garage for three cars and an open area in the ground floor of about 90 m<sup>2</sup> offers a range of possibilities such as the installation of a gym, a games room or a home theater. It has an unbeatable price and is a great investment for both living and rent.

First floor: Entrance, hall, distributor, hallway, master bedroom with bathroom and terrace, two bedrooms, a bathroom and stairs to the ground floor.

Ground floor: living room, dining room, toilet, interior patio of 20 m<sup>2</sup>, kitchen, service bedroom, bathroom, porch, terrace, garage, 90 m<sup>2</sup> open-plan room, swimming pool, garden and garage access...

### About the Zone

Sotogrande alto is where the most exclusive and biggest villas of sotogrande are located. The houses on this area are for those who enjoy calmness and privacy from their big homes. Also you are on the top part of Sotogrande and many houses can enjoy a beautiful view to the sea. Also in sotogrande alto there is the Valderrama golf course, which is where the Andalusia championship is held each year...

### Property Features:

Bedrooms:	<b>4</b>
Bathrooms:	<b>4</b>
Garage:	<b>Parking</b>
ECP:	<b>E</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>500m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1200m<sup>2</sup></b>