



## Sotogrande Costa Spain

R159-00531

**3,315,000€ / 7,000€ 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



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Sotogrande Costa is the most desired part of sotogrande. It is the one close to the port, the beach and the Santamaria Polo club. Also here you find both tennis clubs and one of the golf courses as well as the most iconic road of sotogrande called "avenida del parque" where all the palm trees are on each side. This part of sotogrande apart from having many big villas also has all the luxurious ...

## 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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