



## 6 Bed Villa (Detached) For Sale

€2,690,000

Sotogrande, Costa del Sol

Ref: R3538690

Welcome inside this very spacious yet private family home located in the central area of Sotogrande in a gated community.. The villa is South East facing set in beautiful mature gardens and has the great advantage of bordering a green zone of fabulous cork oak trees. The garden is nicely sheltered from the prevailing winds. At the back of the property there is a nature reserve in which helps to add privacy to the property while there are hardly any traffic on the street as many residents are not permanent. The architecture of the property is very unique and there are always many new corners and details to discover. The house and especially the garden in particular has an excellent state of maintenance. The villa contains 6 bedrooms and bathrooms, of which 5 are en-suite. Guest lavator...

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La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

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MARBELLA



# Gallery



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# Property Description

**Location:** Sotogrande, Costa del Sol, Spain

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The architecture of the property is very unique and there are always many new corners and details to discover. The house and especially the garden in particular has an excellent state of maintenance. The villa contains 6 bedrooms and bathrooms, of which 5 are en-suite. Guest lavatory. The main sitting room, with it's cozy fireplace, has access to both covered and open terraces that lead to the saltbased pool of 12 m. x 5 m., surrounded by manicured mature gardens. The villa has the opportunity of increasing the built surface by another 150 sq. m. of ground surface.

The house has very good kitchen and pantry facilities as the current owners are expert cooks! There is a very well appointed dining room that can be opened up in the summer to join a well positioned outdoor eating area. On the second floor you find multiple bedrooms, office and sitting room. Nearly all windows are double glazed. The house is nicely gated with an built in alarm system and comes with 7 individual hot/cold air-conditioning while the hot water is supplied through 6 individual boilers.

There is ample outdoor parking as well as two indoor parking spaces, one of which is large enough to accomodate two small cars.

The home is close to three golf courses, the famous 1997 Ryder Cup course Valderrama, La Reserva and the The Royal Sotogrande golf course. A convenient 2.4 km. from the Sotogrande International School and nearby to the local village with various restaurants and shops. Approximately 4.5 km. from the Sotogrande Marina and beach.

The house is in good condition and had a full refurbishment in 2006.

# Additional Info

For Sale	Beds: 6	Baths: 6
Type: Villa (Detached)	Area: 547 sq m	Land Area: 3321 sq m
Garden	Pool	Setting: Country
Close To Golf	Close To Port	Close To Sea
Close To Town	Close To Schools	Close To Forest
Urbanisation	Orientation: South	South West
Condition: Excellent	Recently Renovated	Pool: Private
Climate Control: Air Conditioning	Hot A/C	Cold A/C
U/F/H Bathrooms	Views: Sea	Mountain
Country	Garden	Pool
Forest	Covered Terrace	Fitted Wardrobes
Private Terrace	Storage Room	Utility Room
Ensuite Bathroom	Wood Flooring	Barbeque
Double Glazing	Furniture: Fully Furnished	Optional
Kitchen: Fully Fitted	Garden: Private	Easy Maintenance

Security: Gated Complex	Alarm System	24 Hour Security
Safe	Parking: Garage	Covered
More Than One	Private	Utilities: Electricity
Drinkable Water	Category: Investment	Luxury
Resale	Built Area : 547 sq m	Land Size : 3321 sq m