



LUXURY  
SOTOGRANDE



## For Sale 4,000,000 EUR - Amazing villa for sale in Kings and Queens, Sotogrande Costa

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 757 m2  2534 m2  8 Bedrooms  7 Bathrooms  4 Garages

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Amazing villa for sale, Kings and Queens, Sotogrande Costa

A substantial elegant family home with a privileged location bordering the Natural Park of the River Guadiaro and in the highly sought after "Kings & Queens" area just a few minutes walk from the Golf, Beach, Yacht and Tennis Clubs.

The property is accessed via a courtyard with a fountain, from which you access a 2 bedroom service apartment with a living room and shower room and a guest bedroom suite.

The spacious accommodation comprises on the ground floor of an entrance hall, guest toilet, fitted eat-in kitchen with pantry and access to a service patio with laundry and boiler room; formal dining room, 2 living rooms both with fireplace and one that opens on to the glazed porch, garden and pool area; 1 bedroom with shower room and the master bedroom suite with dressing room.

On the first floor there are 3 further double bedroom suites, one of the them with sea views from the terrace. Includes underfloor heating, alarm system, 2 car garage and quadruple carport.

Community Fees: 153 Euros

IBI : 2645 Euros PA

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## PROPERTY FEATURES

- Pool House
- Chimenea
- Garaje
- Jardín
- Cerca de la playa
- Central Heating
- Swimming Pool
- Underfloor Heating

## EXPENSES

- IBI: 2645 Euros PA
- Community: 152 Euros PM