



## For Sale 2,625,000 EUR - Stunning contemporary villa for sale in Sotogrande Alto

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 624 m<sup>2</sup>  3086 m<sup>2</sup>  6 Bedrooms  6 Bathrooms  2 Garages

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This perfectly maintained contemporary villa is situated in a very private area close to the International school, world renowned golf courses, polo, riding stables and within easy reach of beaches and the famous Sotogrande Marina.

This exceptional property sits in a spectacular garden with a heated swimming pool, surrounded by majestic trees giving a harmonious and luxurious feeling of being totally at one with nature.

Designed by well known local architects ARK, the house flows from room to room giving a spacious feeling of light and the high beamed ceilings add an extra dimension to the beautiful proportions and the warm atmosphere throughout.

We enter the spacious hall which leads to the living room and dining room and two en suite guest bedrooms, the office and fully equipped dining kitchen.

The upper floor bedroom area is accessed by a sweeping staircase or a central lift located in the heart of the entrance hall. The master suite boasts a spacious bedroom with views to the garden and a separate walk in dressing room and bathroom. There are a further two en suite bedrooms on this level.

The guest apartment is a separate building allowing for privacy from the rest of the villa. It comprises a sixth en suite bedroom with a separate living area. This well proportioned space can be used as guest or staff quarters.

The villa is completely furnished to a high standard and is a perfect turnkey project.

Other features include delightful terraces surrounding the garden, a barbecue and dining areas and it even boasts a pizza oven for the wonderful outdoor living experience.

There is a 2 car garage and a carport attached to the villa, they can also be accessed via the kitchen.

This property must be viewed to appreciate the beautiful architecture, multiple amenities and the perfect location for your dream home in Sotogrande.

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## PROPERTY FEATURES

- Chimenea
- Jardín
- Private parking
- Air conditioning
- Central Heating
- Close to international Golf course
- Close to international schools
- Swimming Pool

## EXPENSES

- IBI: 2754 Euros PA
- Community Fees: 2232 Euros PA
- Rubbish : 300 Euros PA