



For Sale 3,950,000 EUR - Exquisite villa for sale in the exclusive Altos de Valderrama, Sotogrande

 1122 m²  2734 m²  6 Bedrooms  9 Bathrooms

Impressive villa in the exclusive urbanisation of LOS ALTOS DE VALDERRAMA, with an exquisite CEONTEMPORARY DESIGN, superior qualities and extraordinary furniture (Furniture not included in

the price), similar to the environment and style of the exclusive hotel EL CORTESIN. ExThe house is located in a quiet Cul de Sac and on a plot with native vegetation among which the cork oak stands out.

On the ground floor there is a large hall with elevator, which divides the two wings of this floor; on the one hand, guest toilet, office and living room with fireplace, and on the other hand a lovely dining room, living room with fireplace and a brightfull and spacious kitchen with office with direct access to the pool and garden. The upper floor has 3 bedrooms with their bathrooms en suite, the main one having a bathroom divided into two separate areas: a dressing room and outdoor terrace with shower.

In the basement there is a service area, cellar with large closets, living area, gym and guest bedroom.

The interior has independent music system in each rooms, air cleaning system, floors and furniture of the highest quality and kitchen of the exclusive brand BULTHAUP.

Outside there is a covered porch, an ozone pool, outdoor music and cork trees that are integrated into the house creating a unique landscape.

Other extras are a garage for 2 parks, a Gym room and an office area inside the master.

PROPERTY FEATURES

- Chimenea
- Garaje
- Jardín
- Private parking
- Air conditioning
- Central Heating
- Close to international Golf course
- Close to international schools
- Fire Place
- Games Room
- Gym (Communal)
- Swimming Pool

EXPENSES

- Comm Fees: 245 Euros PM
- Rubbish: 302 Euros PA
- IBI: 1264 Euros PA