



LUXURY  
SOTOGRADE



For Sale 3,200,000 EUR Euros - Fabulous front line golf villa for sale  
Sotogrande Alto

 620 m2

 5 Bedrooms

 5 Bathrooms

 4 Garages

# Fabulous front line golf villa for sale Sotogrande Alto

Designed by the internationally renowned architect Enrique Johansson, this modern, split – level, open plan house is situated in a front-line Almenara golf position. The villa is full of natural light combined with numerous exciting design features. Utilizing a fascinating combination of glass, angles, squares and high level ceilings, high windows in the angled ceilings on the west side of the bedrooms, funnel an abundance of afternoon sun throughout the property.

The villa is situated in a prestigious and much sought after area within Sotogrande Alto, on a wonderful elevated and sheltered site (3859 m2). Settled at the end of a tree lined driveway and offering a high level of privacy, tranquility and security, the property offers uninterrupted views through a visually stunning valley, towards San Roque golf course and beyond to the Mediterranean. Due to the uniqueness of the plot position it offers both a front line golf aspect to the east and, very unusually, also to the north of the property. The villa has been maintained and continuously upgraded by a meticulous owner.

## SUMMARY OF THE ACCOMMODATION & GROUNDS

- Split level open plan home of some 620 m2 and 280 m2 of terraced area
- 13.5 meter infinity swimming pool offering stunning panoramic views
- Extensive landscaped low maintenance grounds
- Four ground floor guest bedroom suites – all with separate access to terracing and with east coast views.
- Generously proportioned Main suite of 105 m2 occupying the whole of the first floor and with two terraces of 52 m2 with sea views
- Modern open plan – split level lounge / dining area
- Covered external casual seating area
- Covered external B.B.Q and Dining area
- Modern kitchen overlooking the open plan dining area and lounge • Adjacent large Utility room
- Considerable storage throughout.
- 3/4 car garage with internal pedestrian access from the house. • Gas central heating
- Multi zone air-conditioning

The house is entered through a large open plan double height hall, which forms the hub of the property and gives access to:-

The staircase to the first floor main suite.

The split level lounge and dining area, through a 2.2 meter wide hydraulic door.

The kitchen and utility

The downstairs toilet and wash room.

The Outdoor covered Dining / B.B.Q area with steps down to the extensive terracing and feature infinity swimming pool.

The hall leading to three bedroom suits and the internal pedestrian garage entrance.

Large areas of glass in these areas give spectacular views over the infinity swimming pool to the adjoining Almenara Golf course to the east and north, woodland valley, San Roque golf course and the Mediterranean.

A design scheme to incorporate a further first floor Office or bedroom is available on request.

The extensive landscaped and low maintenance grounds have large lawn areas surrounding the house on the north, east and south sides and feature hedges and fruit trees scattered throughout.

A feature infinity pool (13.5 metre), with removable safety fencing option. Separate, large screened garden store with buggy truck.

The house was comprehensively fitted out and furnished in a modern style by an interior designer to compliment the contemporary interior configuration and to the taste of the present owner.

Whilst the property is offered unfurnished, with the exception of a number of the owners personal items, the contents and extensive inventory could be available for purchase by separate negotiation to offer a full turnkey proposition.IBI

IBI: 3238 PA

Community: 1746 PA

Rubbish: 300 PA

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## **Property Features**

Air conditioning

Central Heating

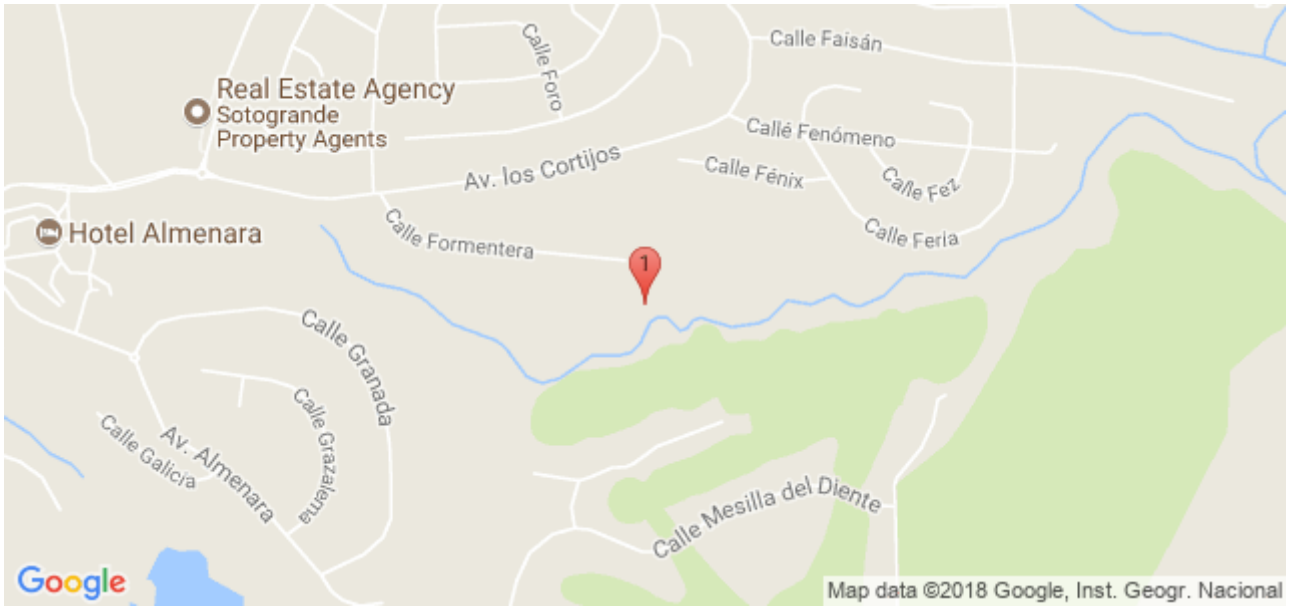
Close to international Golf course

Close to international schools

Fire Place

Laundry Room

Swimming Pool



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## Luxury Sotogrande

**Address:** Sotogrande, 11310 San Roque, Cádiz, Spain