



## Fristående villa till salu i Sotogrande

1 495 000 €

Referens: R5010670 Sovrum: 5 Badrum: 5 Komplot: 3 164m<sup>2</sup> Bygga: 450m<sup>2</sup> Terrass: 307m<sup>2</sup>





## Costa del Sol, Sotogrande (town)

Charming 5-Bedroom villa for sale in prestigious Sotogrande Alto:

A fantastic renovation opportunity in one of Southern Spain's most exclusive areas

Uncover the potential of this characterful villa, set on a generous 3,164 m<sup>2</sup> plot in the heart of Alto Sotogrande. Boasting 450 m<sup>2</sup> of living space, 4 to 5 spacious bedrooms, and 5 bathrooms, this home is perfect for those who appreciate tranquility, space, and luxury, while also desiring the opportunity to imprint their personal style on a property.

Prime location in Sotogrande Alto:

Sotogrande Alto is celebrated for its privacy, natural beauty, and luxurious charm. Nestled in the hills above the coast, the area offers a serene, green environment replete with mature gardens, shady pine forests, and imposing villas on spacious plots. Its elevated position results in a pleasant microclimate with refreshing breezes during the hot summer months.

Key local advantages include:

- \* **World-Class Golf:** Just a two-minute walk from the renowned Real Club Valderrama, a prestigious golf course famous for hosting international tournaments like the Ryder Cup.
- \* **Family & Education:** Proximity to top-tier educational institutions such as the Sotogrande International School.
- \* **Lifestyle & Entertainment:** A short 10-minute drive to the vibrant heart of Sotogrande, where upscale marinas, boutique shopping, gourmet restaurants, and stylish beach clubs await.
- \* **Excellent Connectivity:** With Gibraltar Airport approximately 30 minutes away and Málaga Airport just over an hour's drive, international travel is both convenient and accessible.

Property features and amenities -

This villa seamlessly blends traditional charm with functional living spaces and offers an abundance of amenities that provide endless possibilities for modernization:

Indoor Spaces:

- \* A cozy living room featuring an open fireplace
- \* A formal dining room perfect for elegant gatherings
- \* A fully equipped kitchen with a breakfast nook
- \* A dedicated TV/family lounge
- \* A separate office or study for work or creativity
- \* 4 to 5 spacious bedrooms accommodating family and guests
- \* 5 well-appointed bathrooms
- \* A sauna and gym area tailored for wellness enthusiasts
- \* A utility room with its own service patio
- \* Various storage spaces to keep the home uncluttered

The upper floor even presents the potential to transform existing bedrooms into a magnificent master suite complete with an en-suite bathroom and dressing area.

Outdoor Spaces:



- \* A large private swimming pool ideal for relaxation
- \* Lush, mature gardens providing a verdant escape
- \* A private tennis court (which requires some refurbishment)
- \* Covered terraces for alfresco dining and entertaining
- \* An outdoor bar and dedicated BBQ area for lively gatherings
- \* A double garage and ample storage solutions

An exceptional investment opportunity:

Although the villa requires renovation, its robust structure and prime location make it an outstanding opportunity. Whether you envision a luxurious family home, an exclusive retreat, or a high-value investment, this property in Alto Sotogrande offers the foundation to create a bespoke dream residence in one of Southern Spain's most coveted settings.

Embrace the chance to live in a prestigious, serene environment that combines exclusivity with the freedom to innovate—this gem is waiting to become your masterpiece.



## Funktioner:

### Funktioner

Täckt terrass  
Privat terrass  
Eget badrum  
Dubbspel  
Monterade garderober  
Wifi  
Förråd  
Jacuzzi  
Grilla  
Fiberoptisk  
Bar  
Gym  
Tennisbana  
Bastu

### Åsikter

Trädgård  
Skog

### Slå samman

Privat  
Trädgård  
Privat

### Verktyg

Elektricitet  
Dricksvatten

### Orientering

Sydöst

### Miljö

Nära golf  
Nära hamnen  
Urbanisering  
Nära butiker  
Nära skolor  
Nära havet  
Nära staden  
Nära skogen  
möbel  
Frivillig  
säkerhet  
Gated complex  
24 timmars säkerhet

### Kategori

Nedsatt  
Investering  
Återförsäljning

### Klimatkontroll

Luftkonditionering  
Heta a/c  
Öppen spis

### Skick

Restaurering krävs

### Kök

Fullmonterad  
Parkering  
Garage  
Privat  
Mer än en