



## Villa for sale in Sotogrande

1,850,000 €

Reference: R4868602 Bedrooms: 6 Bathrooms: 3 Plot Size: 2,400m<sup>2</sup> Build Size: 614m<sup>2</sup>





## Costa del Sol, Sotogrande (town)

South Pointing Charming Villa in Sotogrande

This villa is extremely sensational and has heaps of character on original land. It is located in a wonderful area and has open views over the San Roque Golf Club and Sea view from the master Bedroom. Located in a cul-de-sac, secures privacy and tranquility. This property was built by its owner twenty years ago and every detail, from Scandinavian building quality to the functionality have been taken into consideration. The home has 6 bedrooms in total, 4 are main bedrooms, one is a basement bedroom and there is an additional slightly smaller one.

The special features of this house are:

- A TV family room
- A basement with a gym
- The only property in Sotogrande with a 120m<sup>2</sup> cave with bodega dance floor and bar
- A Japanese pond with fish and 3m water fall can be operated by recirculation
- Saltwater Pool: The villa features a stunning Infinity saltwater pool, providing a more natural and gentle swimming experience compared to traditional chlorine pools. It is not only low-maintenance but also kinder to the skin and environment.
- Underfloor Heating : Throughout the home, there is a state-of-the-art underfloor heating system with 50-70KW per m<sup>2</sup> (using less 25% energy), ensuring warmth and comfort in every room, even during the cooler months. This discreet heating solution adds to the overall luxury without compromising the aesthetics of the space.
- Solar Heating: The villa is equipped with an eco-friendly solar heating system, making it energy-efficient and reducing its environmental footprint. This sustainable feature ensures year-round comfort while lowering energy costs, reflecting the home's forward-thinking design.

The villa has a very large and modern very large family kitchen that has direct access to a beautiful terrace with a barbecue area. There are very high ceilings throughout the house and especially high ceilings in the living room, together with a very impressive fireplace with air convection heat transfer with thermostat control. (One more smaller kitchen is located in the basement level for living in staff)



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Gym

### Views

Sea  
Country  
Garden

### Pool

Heated  
Private

### Garden

Private

### Category

Holiday Homes  
Investment  
Luxury  
Resale  
Bargain  
Cheap  
Contemporary  
Golf

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Town  
Close To Marina

### Furniture

Fully Furnished

### Parking

Private  
Open  
More Than One

### Energy Rating

D

### Climate Control

Air Conditioning  
Fireplace  
Central Heating  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Solar water heating  
CO2 Emission Rating

D