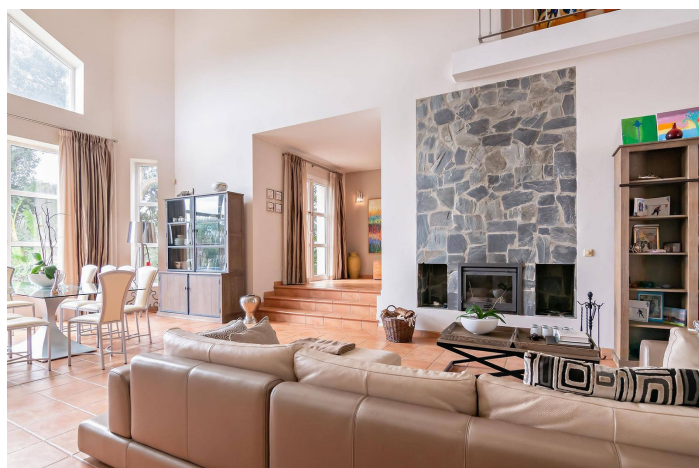
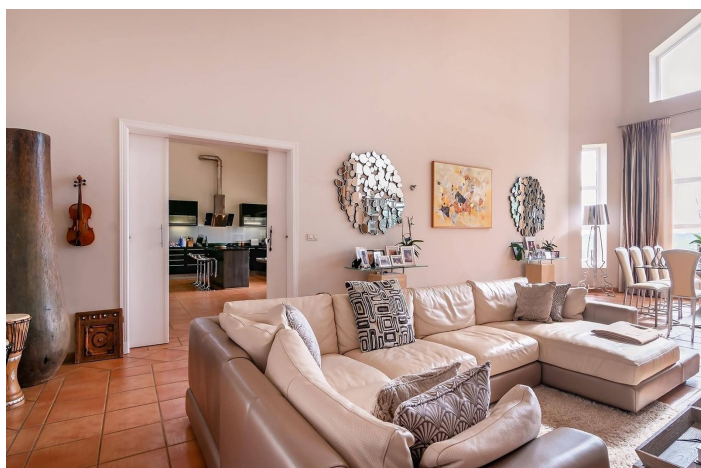
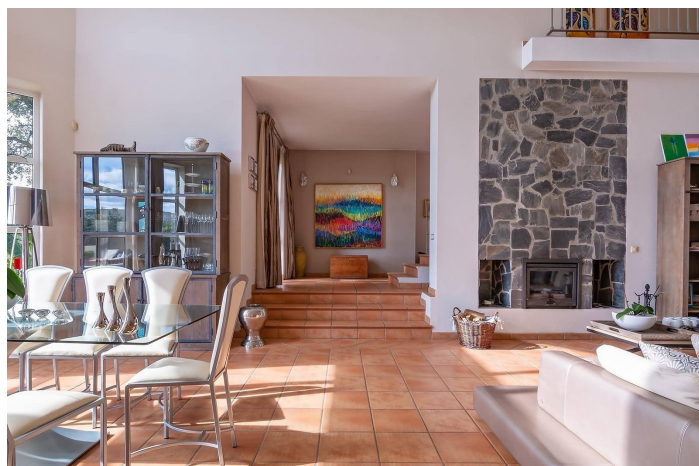




## Vrijstaande villa te koop in Sotogrande

1.850.000 €

Referentie: R4868602 Slaapkamers: 6 Badkamers: 3 Plotgrootte: 2.400m<sup>2</sup> Perceelgrootte: 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)





## Kenmerken:

### Kenmerken

Overdekt terras  
Nabij transport  
Privéterras  
Ensuite badkamer  
Dubbel glas  
Op maat gemaakte kledingkasten  
Bijkeuken  
Sportschool

### Keer bekeken

Zee  
Land  
Tuin

### Pool

Verhitte  
Privaat

### Tuin

Privaat

### Categorie

Vakantiehuizen  
Investering  
Luxe  
Wederverkoop  
Koopje  
Goedkoop  
Modern  
Golf

### Oriëntatie

zuiden

### Instelling

Dicht bij golf  
Dicht bij de poort  
Verstedelijking  
Dicht bij winkels  
Dicht bij scholen  
Dicht bij de stad  
Dicht bij jachthaven

### Meubilair

Volledig ingericht

### Parkeergelegenheid

Privaat  
Open  
Meer dan een

### Energiebeoordeling

D

### Klimaatcontrole

Airconditioning  
Haard  
Centrale verwarming  
U/F verwarming

### Voorwaarde

Uitstekend

### Keuken

Geheel op maat gemaakt

### Nutsvoorzieningen

Elektriciteit  
Drinkbaar water  
Zonne -werverwarming  
CO2 -emissierating  
D