



# Fristående villa till salu i Sotogrande

1 850 000 €

Referens: R4868602   Sovrum: 6   Badrum: 3   Komplot: 2 400m<sup>2</sup>   Bygga: 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)





## Funktioner:

### Funktioner

Täcktt terrass  
Nära transport  
Privat terrass  
Eget badrum  
Dubbelspel  
Monterade garderober  
Förråd  
Gym

### Åsikter

Hav  
Land  
Trädgård

### Slå samman

Uppvärmd  
Privat  
Trädgård  
Privat

### Kategori

Fritidshus  
Investering  
Lyx  
Återförsäljning  
Förhandla  
Billig  
Samtida  
Golf

### Orientering

söder

### Miljö

Nära golf  
Nära hamnen  
Urbanisering  
Nära butiker  
Nära skolor  
Nära staden  
Nära marina

### möbel

Fullmöblerad

### Parkering

Privat  
Öppen  
Mer än en

### Energikär

D

### Klimatkontroll

Luftkonditionering  
Öppen spis  
Centralvärme  
U/f uppvärmning

### Skick

Excellent

### Kök

Fullmonterad

### Verktyg

Elektricitet  
Dricksvatten  
Soluppvärmning  
CO2 -utsläppsgradering  
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