



## Detached Villa for sale in Sotogrande, Sotogrande

2,076,000 €

Reference: R4941136 Bedrooms: 4 Plot Size: 962m<sup>2</sup> Build Size: 405m<sup>2</sup> Terrace: 270m<sup>2</sup>





## Costa de la Luz, Sotogrande

KEY READY VILLA WITH PANORAMIC SEA , GIBRALTAR AND AFRICA VIEWS-KEY READY IN ONLY 12 MONTHS!

Construction licence ready to start building immediately!

Situated in an elevated position surrounded by nature and offering breathtaking panoramic Mediterranean Sea, Gibraltar and North African Coast views and walking distance (900 meters) to a beautiful sandy beach!

Only 5 minutes drive from Sotogrande, where you can find all kinds of services such as restaurants, shopping centers, hospitals, international schools, golf courses and the port of Sotogrande.

The Real Club Valderrama is one of the best known golf clubs in the world. It is located in the resort of Sotogrande, San Roque in the Andalusia region of southern Spain, a few miles from Gibraltar, and has a single 18-hole course, along with a 9-hole par 3 course.

Great investment for those families looking for their dream home in a quiet area, surrounded by nature and just 5 minutes from all kinds of amenities.

Quality Specification (finishings medium-high quality)!

### Extras Included:

- bathrooms fully installed
- fully fitted wardrobes
- aerothermal system Hisense throughout
- high-quality aluminum carpentry with thermal bridge breakage
- salt water swimming pool
- showers with glass enclosures
- mediterranean garden with zoned irrigation system
- desalination purifier
- telecommunication, wifi and alarm pre installed
- domotic system
- high quality porcelain floor indoor and outdoor

### Distances:

Málaga International Airport: 45 min  
Gibraltar International Airport: 15 min.  
Marbella: 25 min.  
Estepona: 15 min.  
Sotogrande: 5 min.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Utility Room  
Jacuzzi  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Urban  
Forest

### Pool

Private

### Garden

Private

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Contemporary

### Orientation

South  
West  
South West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Marina  
Close To Marina

### Furniture

Not Furnished

### Parking

Garage  
Private  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Excellent  
New Construction

### Kitchen

Not Fitted

### Utilities

Electricity  
Drinkable Water