



## Detached Villa for sale in Sotogrande, Sotogrande

**2,271,000 €**Reference: R4941109   Bedrooms: 5   Bathrooms: 5   Plot Size: 1,146m<sup>2</sup>   Build Size: 433m<sup>2</sup>   Terrace: 284m<sup>2</sup>



## Costa de la Luz, Sotogrande

OFF PLAN 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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	West	Cold A/C
Private Terrace	South West	Hot A/C
Satellite TV		Fireplace
Storage Room		Central Heating
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Gym		
Games Room		
Utility Room		
Jacuzzi		
Basement		
Fiber Optic		
Views	Setting	Condition
Sea Views	Close To Golf	Excellent
Mountain	Close To Port	New Construction
Panoramic	Close To Sea	
Garden	Close To Shops	
Pool	Close To Town	
Urban	Close To Schools	
Forest	Close To Forest	
	Marina	
	Close To Marina	
Pool	Furniture	Kitchen
Private Pool	Not Furnished	Not Fitted
Garden	Parking	Utilities
Private Garden	Garage	Electricity
	Private	Drinkable Water
	More Than One	
Category		
Holiday Homes		
Investment		
Golf		
Luxury		
Contemporary		