



## Detached Villa for sale in Sotogrande, Sotogrande

**549,000 €**

Reference: N7631   Bedrooms: 4   Bathrooms: 3   Plot Size: 77m<sup>2</sup>   Build Size: 199m<sup>2</sup>   Terrace: 40m<sup>2</sup>





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## Costa de la Luz, Sotogrande

EXCLUSIVE TOWNHOUSES ON THE COSTA DE SOL IN THE AREA OF SOTOGRANDE Development of 32 townhouses with 4 bedrooms, front line golf. Generous outdoor space with terrace and private garden. Solarium in some homes, and 2 parking spaces. On the first floor there are 4 bedrooms and direct access to a terrace with impressive views. Gated complex with security, communal swimming pool, magnificent gardens, and parking area for buggies. Quiet and relaxed atmosphere, perfect for golf lovers looking to escape from the urban hustle and bustle without renouncing to the proximity of the necessary services and amenities. Located within the San Roque Golf Club, which has two golf courses. In the same urbanization there is a school, hotels and several restaurants. Excellent communications by motorway, with Gibraltar airport only 9 km away, and Malaga airport 115 km away. San Roque is a typical Andalusian village with whitewashed houses and latticed balconies situated on a natural vantage point, with splendid beaches and cliffs. The exclusive urbanisation of Sotogrande, the refuge of the elite on the coast of Cádiz, stands out. Polo, sailing, golf, beach clubs, gastronomy, ... A unique place, in an incomparable setting, where luxury and exclusivity combine with discretion and elegance. With more than 320 days of sunshine a year, and an average annual temperature of 20°C, you will enjoy the outdoor life and the magnificent climate of the Costa del Sol.



## Features:

### Features

Garden

Near Golf / Golf Resort Property

Useable Build Space: 136 Msq.

Near Trees

Terrace: 40 Msq.

Number of Parking Spaces: 2

Communal Pool

Beach: 4000 Meters

Gated

Heating: Yes, Air Conditioning: Yes

Location: Coastal, Urbanisation

Parking - Space

WC: 1

Location: Urbanisation

Double Bedrooms: 4

Terrace: 37 Msq.

Near Bus Route

Near Schools

Near Commercial Center

### Energy Rating

B

### CO2 Emission Rating

B