

## Villa

Sotogrande



Chambres: 4  
Statut: Vente

Salles de bains: 5  
Type de propriété: Villa

M<sup>2</sup>: 580  
Référence: R3313285

Prix: 780 000 €  
Publish date: 12.05.23

Vue d'ensemble:\*\*\* INVESTMENT OPPORTUNITY \*\*\* Exclusive Villa To Renovate in Zone C of Sotogrande \*\*\* 4 Bedrooms, 4 Bathrooms (3 of them Ensuite) and Guest Toilet \*\*\* Guest Apartment \*\*\* Jacuzzi and Private Swimming Pool with Solarium, Spacious Garden, Terraces and Porch with BBQ \*\*\* Covered Garage with 2 Parking Spaces and Extra Space Outside \*\*\* 1230 m2 Plot \*\*\* Ideal Location: Luxurious Urbanization of Sotogrande \*\*\* 15 Minutes From Gibraltar and Estepona \*\*\* This exclusive villa is a great opportunity to get a home that, through a renovation, can triple its current value due to the number of square metres and ideal location. It is in a fantastic area in Sotogrande, specifically in Zone C, with easy access to the beach, Marina de Sotogrande, Santa María Polo Club, shopping centre, Sotogrande International School and other amenities. The centre of Estepona and Gibraltar airport are only 15 minutes away by car, while Marbella is 25 minutes away. Currently, the villa boasts the ground level with a spacious entrance hall connected to the guest toilet. There is a first living room with sofas and TV with floor-to-ceiling windows that lead to the solarium and the swimming pool. The second living room with a charming fireplace is connected to the dining area, both facing the garden with outdoor porch and BBQ. The kitchen is fully equipped and furnished, with a pantry, separate utility room and a cellar built into the wall. The second level consists of a spacious entrance hall with access to the terrace that leads to the bedrooms. The master

suite with a private terrace, which has its own walk-in wardrobe, ensuite bathroom and an area to integrate the living room. The other two guest bedrooms are double sized, with fitted wardrobes, access to the terrace and ensuite bathrooms. There is a guest apartment that is independent from the villa, it is fully equipped with its own outdoor porch, living room, kitchen, master bedroom with fitted wardrobes and spacious ensuite bathroom. As for the qualities, it has gas heating, central air conditioning, porcelain floors (resistant and easy to clean), built-in wardrobes, automatic irrigation, double-glazed windows, armored door and bars. Furthermore, it comes with a private garage with enough space for two large cars. It is a great investment for the future that can be used as a permanent residence or holiday home, since its location is constantly revaluing. The area is comfortable, safe and private, to enjoy a quiet lifestyle. For more information contact us.

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Caractéristiques:

Piscine, Climatisation, None, None, Sécurité 24H, Parking, None, None