



Sotogrande Alto

For sale at **1.100.000 €**

5
BEDROOMS

4
BATHROOMS

1309
PLOT
407
BUILT

Charming villa located in the exclusive Zone F, with double south and north orientation, allowing you to enjoy outdoor living both in summer and winter.

Designed by a renowned architect with deep knowledge of Sotogrande, the property has been built under German Klimahaus standards, using high-efficiency techniques that provide exceptional thermal comfort throughout the year.

The villa features a spacious and bright living room with fireplace, opening onto two covered terraces, perfect for relaxing and sharing special moments in any season. The generously sized kitchen includes a dining area

overlooking the beautiful, mature garden, where the swimming pool becomes the heart of family life and social gatherings.

The master bedroom suite offers privacy and comfort, accompanied by an office that can also be used as a second bedroom. A third bedroom with its own bathroom completes the main level.

On the lower level, there is a fully independent guest area with two large double bedrooms and one bathroom, with the possibility of creating a second kitchen — ideal for extended family stays or guest accommodation.

The property also includes a double garage and hot/cold air conditioning.

A home designed to be lived in and enjoyed, in one of the most secure, family-friendly and prestigious areas of Sotogrande.

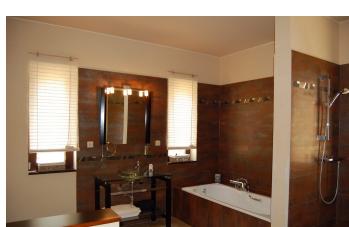
IBI €1,600 annually

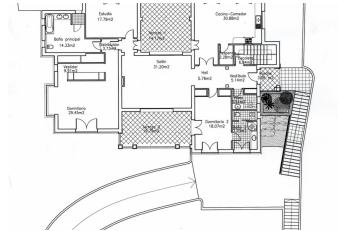
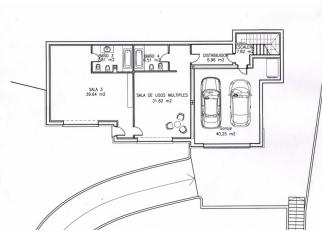
Community €1,920 annually

Garbage €350 annually

EEC C







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