



Reyes y Reinas

For sale at 4.250.000 €

5
BEDROOMS

3
BATHROOMS

2016
PLOT

788
BUILT

Magnificent example of Modern Architecture as it's best. Kings & Queens, Sotogrande Costa.

Turning into a private road just minutes from the beach, this wonderful villa has a very grand entrance with huge double doors leading to an exterior hallway and covered passageways to the main house.

A pinnacle of modern architecture situated in the most desirable location in the area of Kings & Queens, Sotogrande Costa, this inspired property would be ideally suited to a family with teenagers or those special guests looking for a certain degree of independence as the house is divided into two main areas, separated by a lovely landscaped garden and swimming pool. Both have access to

spacious wrap around porches and a BBQ/bar for everyone to enjoy the luxurious and leisurely lifestyle this property has to offer.

In the main house you step into a stunning spacious open plan kitchen, dining and living area with a charming exterior patio off the kitchen where all the family gather on a daily basis. In the centre of the living/dining area there is a magnificent state of the art glass staircase which accesses the huge master suite on the first floor and then up again to a second floor large solarium which has outstanding views to the sea, beach, Sotogrande marina and to the prestigious [Sotogrande Royal Golf Course](#) which is situated literally next door to the villa.

This is a truly breathtaking area perfect for relaxing and entertaining. This entire part of the main house is very reminiscent of a 'New York loft design', and is designed with many special architectural features both in the interior and the exterior of the property.

In the second main area 'The guest wing', you enter the house from a separate entrance on the ground floor into what is currently a cinema room with a separate bathroom. This is really a bedroom which is being used temporarily as a cinema room, The bathroom is separate but could easily be incorporated into the bedroom to make it a proper ensuite if one so wishes.

Beside this you find a very spacious room which is currently being used by the owners as an office but it would normally be used as a second master bedroom. This can be easily reconverted into a master suite with a large ensuite bathroom.

Up the stairs from the cinema room to the first floor you will find another two large guest bedrooms which share a bathroom and a spacious living room making a very charming and comfortable family area to enjoy. All the rooms possess very large windows which have lovely views onto the garden and pool and bring in an abundance of luminosity.

The villa is sold fully furnished with exquisite furniture and design which greatly enhances the unique design of the house. It is a truly impressive property which must be viewed.

INNOVATIVE DESIGN / SITUATED IN A PRIMARY LOCATION WITH UNIQUE SEA VIEWS / VERY HIGH CEILINGS IN THE MAIN HOUSE / IMPRESSIVE MODERN GRAND ENTRANCE TO THE PROPERTY / WONDERFUL EXTERIOR COMMUNAL AREAS TO ENJOY / LARGE FIREPLACE / SEPERATE LAUNDRY AREA OFF THE KITCHEN / ADVANCED DOMOTICS SYSTEM / SECURITY SYSTEM / AIR CONDITIONING HOT AND COLD / TOP TECHNOLOGY & WIFI INSTALLATIONS / SAUNA AND OUTDOOR GYM AREAS







