



Sotogrande Alto

For sale at 1.300.000 €

6
BEDROOMS

4
BATHROOMS

3083
PLOT

498
BUILT

Delighted to present you this villa located in one of the most valued and prestigious streets where homes with large plots and very well valued homes stand out. It is in the area with the lowest population density in Sotogrande. Perfect access from the highway, it has an international school and shopping centers less than 5 minutes away. Not too close to avoid traffic noise. no internal traffic since it is a "cul de sac"

B R A O P O R T U N I T Y T O I N V E S T

To highlight the plot of almost 3,100 m2. The house is surrounded by native vegetation of ancient cork

oaks. A nice swimming pool, mature ornamental garden, orchard area, fruit trees, barbecue. At the southern end of the plot, a green area where the peace that nature offers guarantees total intimacy and privacy for the future owner and his family. The song of the birds invites serenity and calm.

The house was made with the highest standards of solid construction and the execution of the work was carried out without skimping on materials or efforts following the designs of the architect and its owner. The house was designed and executed by one of the sons of the original owner and the daily supervision was carried out by the same technical owner by profession. Currently the house has almost 500 m2 built and could be built up to 1000 m2 given the size of the plot. That is why the revaluation capacity of the plot in a "PREMIUM" location is guaranteed. Both plans and detailed improvement and expansion projects are available to real interested parties.

The orientation of the house in South-SouthEast distributed over three floors has a terrace, two large porches, a patio, a living room on two levels, a study, five rooms plus a service room and five bathrooms.

The possibility of immediate profitability through long-term rental is about EUR 4,000-5,000 per month or seasonal about EUR 25,000-30,000 per month in summer is immediate since there are currently hardly any villas available in this market. to offset the demand.

Annual IBI 2357.93

EUC fee per quarter: 5.44.50 Euros

Garbage Fee per quarter 75.11 Euros





