

Villa in Sotogrande Alto

2,500,000€



Marketed By



BM Sotogrande

- (+34)956785092
- info@bmsotogrande.com
- www.bmsotogrande.com

Property Details

Bedrooms:	5
Bathrooms:	4
Interior Size:	545 m2
Exterior Size:	2120 m2

Villa in Sotogrande Alto

Nestled in the prestigious Altos de Valderrama enclave of Sotogrande, this distinguished property enjoys a privileged and secure location, surrounded by renowned golf courses, including the prestigious Real Club Valderrama, esteemed as one of Europe's finest. Occupying a 2,120 m<sup>2</sup> plot, the residence spans 545 m<sup>2</sup> of living space, featuring 5 bedrooms and 4 bathrooms, complemented by expansive terraces offering picturesque views of the adjacent golf courses. Crafted with high-quality materials, the home is outfitted with air conditioning, underfloor heating, pre-installed sound system wiring, and a fully equipped kitchen. Upon entry, a grand double-height foyer welcomes occupants, flooding the space with natural light thanks to its south-east orientation. The upper level hosts 3 bedrooms, two of which boast en-suite facilities. The planned refurbishment aims to modernize the kitchen, creating an open-plan dining area overlooking the pool. Shared panoramic views of the garden and oak forest are enjoyed from the living room and ground-floor master suite. Additional enhancements include an independent utility room, a service room with en-suite bathroom, and increased storage capacity, optimizing the layout for an ideal family residence. The property is available at â‚¬2,500,000 in its current state, or â‚¬2,950,000 inclusive of the planned renovation. With an energy rating of C, it's important to note that the price excludes additional fees and taxes. Buyers should factor in registration and notary expenses, ITP at 7%, or alternatively, 10% VAT and AJD (12% on the purchase price) for new properties, subject to specific criteria. This information is subject to errors, omissions, changes, prior sale, or withdrawal from the market.