

SOTOGRANDE ALTO

2 995 000 €

■■■■■ ■ Sotogrande Alto

■■■■■■■■ R5468683

7	6	1 190 m²	2 868 m²	268 m²
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Designed around beautiful Andalusian courtyards, the villa is filled with natural light and offers a wonderful flow between indoor and outdoor living. Spacious covered terraces overlook the mature, landscaped gardens and heated swimming pool, enjoying tranquil open views that create the perfect setting for entertaining or relaxing with family and friends. Situated in one of Sotogrande Alto's most sought-after residential streets, this elegant family villa offers the perfect balance of luxury, privacy and everyday practicality. Just moments from the Sotogrande International School, it is ideally positioned for families looking to enjoy the exceptional Sotogrande lifestyle within a peaceful, established neighbourhood. The property offers six generous en-suite bedrooms, with the flexibility to create a seventh bedroom, alongside elegant formal reception rooms, a spacious family kitchen, a separate TV lounge and exceptional leisure facilities, including a gym, cinema room and entertainment area. Finished in a sophisticated contemporary style with subtle Moorish influences, the villa also benefits from underfloor heating, air conditioning, a heated swimming pool, a luxurious pool house and a double garage. Located just minutes from the championship golf courses of Valderrama, La Reserva and Almenara, and only a short drive to the beach, marina and local amenities, this is an outstanding family home in one of Southern Europe's most prestigious residential communities. Key Features • Substantial detached villa in Sotogrande Alto • Six double bedrooms with potential for a seventh • Six bathrooms • Large private swimming pool • Separate pool house • Established private gardens • Generous covered terrace for dining and entertaining • Dedicated cinema room • Private gym and entertainment area • Underfloor heating and air conditioning • Garage with parking for two cars • Convenient position for Sotogrande's leading golf courses and amenities Accommodation Ground Floor The main entrance opens into a generous reception level designed with both entertaining and everyday living in mind. There are separate formal living and dining spaces, together with an additional television/lounge area. The large kitchen is fully equipped and provides enough space for informal dining, creating a more relaxed alternative to the principal dining room. A double bedroom with its own bathroom is also positioned on this floor, making it particularly practical for guests or anyone preferring accommodation without relying on the upper level. The principal living areas connect directly with the covered terrace and gardens. First Floor The upper level is arranged around an additional sitting area, providing a useful secondary living space away from the main reception rooms. Four bedrooms are located on this floor, each with an en-suite bathroom, giving family members and guests a good degree of independence and privacy. Top Floor The supplied information identifies the possibility of an additional seventh bedroom on the top floor. Its current configuration and use should be confirmed prior to marketing. Lower Ground Floor The lower level has been dedicated largely to leisure and entertainment. A substantial multipurpose entertainment room is joined by a private gym and cinema room, creating a completely separate area for relaxing, exercising or spending time with family and friends. An additional bedroom and bathroom are also located on this level. Outdoor Living Outdoor living is central to this property. The villa sits within established gardens with mature planting providing an attractive backdrop and a greater sense of seclusion around the home. At the centre of the outdoor space is a substantial private swimming pool, complemented by its own pool house. A large, covered terrace creates a natural extension of the interior living areas. With ample room for both lounging and dining, as well as a dedicated barbecue area, it provides a comfortable setting for everything from quiet breakfasts to larger summer gatherings. The pool can also be heated, making the outdoor areas more usable beyond the peak summer months. Location Sotogrande Alto is particularly well suited to buyers looking for a quieter residential environment while retaining convenient access to the wider Sotogrande lifestyle. Golf is one of the principal attractions of this location, with Valderrama, La Reserva and Almenara all nearby. The villa also has convenient access to shops, restaurants and Sotogrande's wider leisure facilities. According to the supplied particulars, the beach is approximately 10 minutes away, with Almenara around five minutes from the property. Why We Love It We love the sheer amount of space this villa offers without losing the feeling of a comfortable family home. The ■combination ■of ■mature ■gardens, private ■pool, ■generous ■entertaining ■terraces ■and dedicated ■cinema ■and gym ■spaces ■make it ■particularly ■appealing ■for ■buyers who want ■to ■enjoy ■Sotogrande ■throughout ■the ■year.

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