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SOTOGRANDE ALTO

■■■■■■■■ ■ Sotogrande Alto

799 000 €

■■■■■■■■ R5484730

3	3	280 m²	188 m²
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This beautifully presented townhouse, completed in 2022, combines contemporary architecture, modern comfort and an exceptional setting overlooking the prestigious San Roque Club golf course. Designed as an ideal permanent residence, holiday home, golf retreat or home-office property, the house is distributed across several levels and provides approximately 180 m² of interior living space. The property features three bedrooms, two bathrooms, a guest cloakroom, a spacious open-plan living and dining area, a fully fitted kitchen, storage facilities and a utility room. The main living level welcomes you with a bright and spacious open-plan layout. The contemporary kitchen is finished in elegant white tones and is equipped with high-quality branded appliances, ample storage and a practical breakfast counter. From the adjoining living and dining area, large glass doors lead directly onto the west-facing terrace. The outdoor terrace is a particularly attractive feature of the property, providing a peaceful garden setting and uninterrupted views across the beautifully maintained golf course, framed by the characteristic mature cork oak trees. Upstairs, the generous master suite enjoys a private bathroom with a shower, WC and bidet. A sliding door separates the bathroom from the bedroom, while large glazed openings provide plenty of natural light and access to a private west-facing balcony overlooking the golf course. Two additional bedrooms are located on the opposite side of this floor. Both benefit from their own balcony overlooking the communal swimming pool. A second bathroom, fitted with a bathtub, WC and bidet, serves these bedrooms. The uppermost level leads to a spacious private rooftop terrace. From here, the property enjoys impressive panoramic views towards the Mediterranean Sea, the landscaped residential complex, the illuminated swimming pool and the surrounding golf course — an ideal setting for relaxing or entertaining. Throughout the house, large windows with contemporary aluminium frames create bright and airy interiors. Climate control is provided by an energy-efficient heat-pump system for both heating and cooling, complemented by a modern ventilation ■system ■with ■air ■outlets throughout ■the ■rooms. The ■property ■also ■includes two ■private ■parking spaces ■within ■the underground ■garage, ■together ■with ■a substantial basement ■area ■and ■an ■additional ■storage ■room.

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