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SOTOGRANDE ALTO

1 250 000 €

■■■■■ ■ Sotogrande Alto

■■■■■■■■ R5488771

4	4	311 m²	869 m²	121 m²
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Located in a secure residential enclave in Sotogrande Alto, this beautifully presented four-bedroom villa combines a sense of tranquillity with easy access to everything the area has to offer. The property is surrounded by the natural landscape of Andalusia, with attractive views towards the countryside, mountains and golf course, while Sotogrande's beaches, marina, golf clubs, restaurants and essential amenities are all just a short distance away. The villa sits on an 869 m² plot and provides 311 m² of built area, with 190 m² of interior living space. The layout has been thoughtfully arranged for both everyday family life and relaxed entertaining, offering four well-proportioned bedrooms and four bathrooms. At the centre of the home is a spacious living and dining room with fireplace, creating a warm and welcoming setting. A newly installed, fully equipped kitchen combines contemporary style with functionality, while a guest WC, storage room and secondary kitchenette add further practicality. The property is maintained to an excellent standard and is sold fully furnished, allowing it to be enjoyed immediately. Its interior combines timeless materials with a range of modern features, including marble floors, fitted wardrobes, individual air-conditioning units, fibre-optic connectivity and Wi-Fi. A smart home system and integrated alarm further enhance comfort, convenience and security. Outside, the villa benefits from approximately 121 m² of terraces, incorporating both covered and private outdoor areas, together with a balcony and ground-floor patio. These spaces create several areas for outdoor dining, entertaining or simply enjoying the mild Andalusian climate. The private landscaped garden surrounds a swimming pool, providing a peaceful setting with open views across the surrounding landscape. Private covered parking is also available for two cars. Situated within a gated development equipped with security cameras, the property offers privacy without sacrificing convenience. Local shops, international schools, Sotogrande's town centre, the ■marina ■and ■the ■beach are ■all ■readily ■accessible, ■making ■this an ■appealing ■home for ■those ■seeking a ■comfortable ■and ■well-connected ■base within one ■of ■the ■area's ■established ■residential ■communities.

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