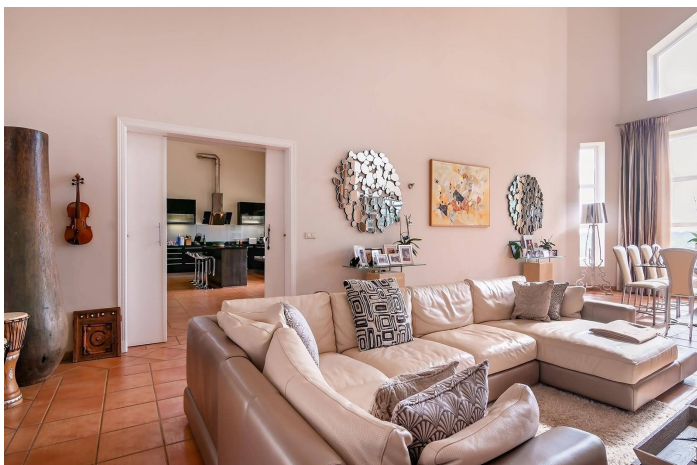


## Frakoblet villa til salg i Sotogrande, Sotogrande

1.850.000 €

Reference: R4868602    Soveværelser: 6    Badeværelser: 3    Plot Size: 2.400m<sup>2</sup>    Byg Størrelse: 614m<sup>2</sup>





## Costa de la Luz, Sotogrande

### South Pointing Charming Villa in Sotogrande

This villa is extremely sensational and has heaps of character on original land. It is located in a wonderful area and has open views over the San Roque Golf Club and Sea view from the master Bedroom. Located in a cul-de-sac, secures privacy and tranquility. This property was built by its owner twenty years ago and every detail, from Scandinavian building quality to the functionality have been taken into consideration. The home has 6 bedrooms in total, 4 are main bedrooms, one is a basement bedroom and there is an additional slightly smaller one.

The special features of this house are:

-A TV family room

-A basement with a gym

-The only property in Sotogrande with a 120m<sup>2</sup> cave with bodega dance floor and bar

-A Japanese pond with fish and 3m water fall can be operated by recirculation

-Saltwater Pool: The villa features a stunning Infinity saltwater pool, providing a more natural and gentle swimming experience compared to traditional chlorine pools. It is not only low-maintenance but also kinder to the skin and environment.

-Underfloor Heating : Throughout the home, there is a state-of-the-art underfloor heating system with 50-70KW per m<sup>2</sup> (using less 25% energy), ensuring warmth and comfort in every room, even during the cooler months. This discreet heating solution adds to the overall luxury without compromising the aesthetics of the space.

-Solar Heating: The villa is equipped with an eco-friendly solar heating system, making it energy-efficient and reducing its environmental footprint. This sustainable feature ensures year-round comfort while lowering energy costs, reflecting the home's forward-thinking design.

The villa has a very large and modern very large family kitchen that has direct access to a beautiful terrace with a barbecue area. There are very high ceilings throughout the house and especially high ceilings in the living room, together with a very impressive fireplace with air convection heat transfer with thermostat control. (One more smaller kitchen is located in the basement level for living in staff)

## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderober  
Gymnastiksal  
Værktøjsrum

### Synspunkter

Hav  
Land  
Have

### Pool

Opvarmet  
Privat

### Have

Privat

### Kategori

Holiday Homes  
Investerings  
Godt køb  
Billig  
Golf  
Luksus  
Videresalg  
Moderne

### Orientering

Syd

### Indstilling

Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Tæt på marina

### Møbel

Fuldt møbleret

### Parkering

Privat  
Åben  
Mere end en  
Energi rating  
D

### Klimakontrol

Aircondition  
Ildsted  
Centralvarme  
U/f opvarmning

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Solvandsopvarmning  
CO2 -emissionsklassificering  
D