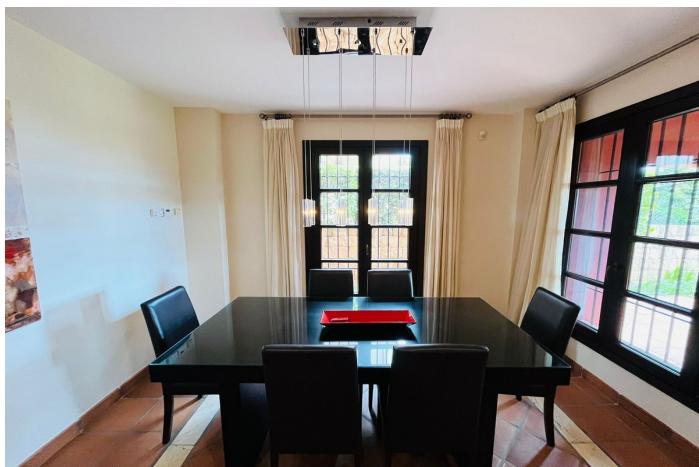




Pareada en venta en Sotogrande, Sotogrande

695.000 €

Referencia: R5037103 Dormitorios: 3 Baños: 3 Terreno: 270m² Construido: 205m²





Costa de la Luz, Sotogrande

La Reserva 3 Bedroom with Tourist License! This large 3 bedroom, 3 1/2 bathroom semi-detached sea view house in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 205m² of space with a large rectangular garden of 270m². It is also rare to find a 3 bedroom at this price point inside Sotogrande. The property is set over 3 floors with the living area, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area on the ground floor. On the first floor are 2 huge bedrooms with en-suite. The master has a charming balcony to look out to sea. The top floor has another huge bedroom with 2 balconies - one for morning sun, and the other for afternoon sun. With the wonderful Andalusian charm through the tiling, to terracotta flooring, to panelling on the cabinetry, and shutters, this is not a "newly built white box" we see so often these days. However it is a modern home through functionality with underfloor heating throughout, hot and cold A/C, high end appliances in the kitchen. The property currently has the Andalusia Tourist license, like its 2 bedroom property sister next door, is running successfully due to the fantastic location inside La Reserva, walking distance to the Beach Club, Racket Centre, and Golf Club. The community has a pool and a guard hut so is very safe and secure. This property is ideal for a family moving to the area particularly those that have dogs, as the garden can be closed so long as a gate allows the communal gardener to enter - the community fees include all garden maintenance. It is also a great holiday home or investment. If you did want a pure investment, the block with both the 2 Bed and 3 Bed can be bought as a company. A great investment to generate rental income in a market that keeps rising as Sotogrande is no longer the Costa del Sol's best kept secret - customers from all over the world are gravitating here. Please note that this property is situated in the Exclusive Enclave of La Reserva, Sotogrande, and as such a macro community fee is applied. This is approximately €97/month (€581 paid twice yearly)



Características:

Características	Orientación	Climatización
Terraza	Este	Aire acondicionado
Terraza	Sur	U/F Calefacción
TV satelital	Oeste	
Baño privado	Sudeste	
Piso de mármol		
Doble acristalamiento		
Armarios ajustados		
Solárium		
Wifi		
Sala de servicios		
Domotica		
Vistas	Posición	Estado
Mar	Cerca del golf	Excelente
Montaña	Urbanización	
Vistas Panorámicas	Cerca de las escuelas	
Jardín		
Golf		
Piscina	Muebles	Cocina
Comunal	Opcional	Cocina Equipada
Piscina para niños		
Jardín	Seguridad	Aparcamiento
Jardín Privado	Complejo cerrado	Párking Privado
	Teléfono de entrada	Párking Cubierto
		More Than One
Servicios Públicos	Categoría	
Electricidad	Casas de vacaciones	
Agua potable	Inversión	
Teléfono	Golf	
	Lujo	
	Reventa	