

## Detached Villa for sale in Sotogrande, Sotogrande

4,500,000 €

Reference: R4404544 Bedrooms: 6 Bathrooms: 8 Plot Size: 3,850m<sup>2</sup> Build Size: 1,220m<sup>2</sup> Terrace: 250m<sup>2</sup>



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## Costa de la Luz, Sotogrande

Plot 3,700 sq-mts.

Villa 1,220 sq-mts

Golf on 3 sides of the villa

Lakes on 2 sides of the villa

Sea views Golf Club House 200 mts

Driving range 250 mts

High energy rating

Habitation Licence

10 year structure warrantee

Some details & features of villa 84

Special electronic entry door to villa

6 Bedrooms – All en suite

Italian design kitchen

2 x salons

Special TV lounge/area

Contemporary Fire & TV Unit

Cinema

Wine Bodega + Bar

Gym, Sauna

Games room

Golf Simulation Room

Smart electrics + Fibre Optic, Ipad controlled

Special bespoke interior doors + wardrobes

Spectacular Master Bedroom Suite

Italian Laminam walls in all bathrooms

Geisi bathroom furniture

Floors in Porcelain and wood

Special Office design

6 Car garage + large storage

Pre installation for heating the pool

Landscaped gardens with 3 fountains

Electric gates at entry and at golf course

18 metre infinity pool with sunken seating area

Jacuzzi

Gazebo

Guest apartment

Professional Putting Green on Roof top

Large sun terrace with decking on rooftop

Garden enjoys special irrigation and lighting system

Villa located in a quiet Cul de Sac – great privacy

This Villa is designed by Argentina Architect Gustavo Moser

Villa is built to 6 \* Standards by Diamond Construction

This is a very special Plot in San Roque Club with Great orientation



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 Solarium  
 WiFi  
 Gym  
 Sauna  
 Games Room  
 Paddle Tennis  
 Guest Apartment  
 Utility Room  
 Jacuzzi  
 Bar  
 Barbeque  
 Domotics  
 Restaurant On Site  
 Day Care  
 Near Mosque  
 Staff Accommodation  
 Stables  
 Near Church  
 Basement  
 Fiber Optic  
 Access for people with reduced mobility

### Views

Sea  
 Mountain  
 Panoramic  
 Country  
 Garden  
 Pool  
 Golf  
 Lake  
 Forest

### Pool

Heated  
 Private

### Orientation

East  
 South  
 West  
 South East  
 South West

### Setting

Close To Golf  
 Urbanisation  
 Close To Schools  
 Frontline Golf  
 Close To Forest

### Furniture

Fully Furnished  
 Optional

### Climate Control

Air Conditioning  
 Pre Installed A/C  
 Cold A/C  
 Hot A/C  
 Fireplace  
 Central Heating  
 U/F Heating  
 U/F/H Bathrooms

### Condition

Excellent  
 New Construction

### Kitchen

Fully Fitted

**Garden**

Private  
Landscaped  
Easy Maintenance

**Utilities**

Electricity  
Drinkable Water  
Telephone  
Solar water heating

**Security**

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

**Category**

Holiday Homes  
Investment  
Bargain  
Golf  
Luxury  
Resale  
Contemporary

**Parking**

Underground  
Garage  
Private  
Covered  
Open  
More Than One