



## Sotogrande Alto, Sotogrande

SOUTH FACING VILLA NEAR THE ALMENARA GOLF HOTEL IN SOTOGRANDE  
VILLA SOLEADA CERCA DEL HOTEL DE GOLF ALMENARA EN SOTOGRANDE

**Ref. R155-01676 790.000 €**



4



3



1.996 m<sup>2</sup>



350 m<sup>2</sup>

South facing five bedrooms/four bathrooms villa. On the ground floor there is a living room with fireplace and access to the garden, kitchen with breakfast area and separate dining room, summer dining room with barbecue and access to the swimming pool. Bedroom with en-suite bathroom and two bedrooms sharing a bathroom. Cloakroom. Bathroom in the swimming pool area. The master bedroom with en-suite bathroom and another adjacent bedroom is on the top floor. From the terrace of this bedroom you can enjoy pleasant views to Valderrama Golf Course. Private swimming pool. Central heating. Alarm. Satellite TV.

Villa con orientación sur de cinco dormitorios/cuatro baños. En la planta baja está el salón con chimenea y acceso al jardín, cocina con zona de desayuno y comedor separado, comedor de verano con barbacoa y salida a la piscina. Un dormitorio con baño en-suite y dos dormitorios que comparten un baño. Aseo. Baño completo en la zona de la piscina. En la primera planta está el dormitorio principal con baño en-suite y otro dormitorio más adjacente. Desde la terraza de este dormitorio podrá disfrutar de agradables vistas al Campo de Golf de Valderrama. Piscina privada. Calefacción central. Alarma. TV Satélite.

**Community Fees: 94 €/Month - Garbage: 300 €/Year - IBI: 1.326 €/Year**

*Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.*

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