



## PŮZEMNÍ APARTMÁN 3 LOŽNICE

📍 Sotogrande

**REF# R4743691 – 670.000€**

IBI

891 €/YEAR

Garbage

46 €/YEAR

Community

4392 €/YEAR



3

Ložnice



3.5

Koupelny



349 m<sup>2</sup>

Built

\*\*\* Spectacular Ground Floor Apartment in Los Gazules, Sotogrande Alto \*\*\* 3 Bedrooms with its Own Ensuite Bathroom and Courtesy Toilet \*\*\* Spacious Private Terrace with Panoramic Views of the Golf Course, Lake and Mountain \*\*\* Excellent Condition \* \*\* Fully Equipped Bosch Kitchen \*\*\* Gated

Community with Swimming Pools and Manicured Gardens \*\*\* 2 Parking Spaces and Storage Room \*\*\* High-end Qualities \*\*\* Ideal Location: Next to the Almenara Golf Course and Sotogrande International School \*\*\* Just 10 Minutes by Car from the Sotogrande Marina, Beach and Shopping Centre \*\*\*

This spectacular ground floor apartment stands out for its almost 200 m<sup>2</sup>, which makes it an ideal home for those owners who prioritize space in a high-quality construction. It's located in an exclusive gated community in Sotogrande Alto, while it's just a ten-minute drive from the beach, Santa María Polo Club, Trocadero and the Sotogrande Marina. In addition, it's next to the prestigious Almenara golf course and Sotogrande International School.

The entrance consists of a spacious hall connected to the bright main living room with dining area and fireplace. There's access to a guest toilet for maximum privacy for the owners, as each bedroom has its own ensuite bathroom. The spacious kitchen is independent and fully equipped with Bosch appliances; it has access to the separate laundry room with ventilation.

As for the main private terrace, it has enough space for an outdoor dining area with a barbecue and chill-out space. Its totally panoramic views of the lake, golf course and mountains are spectacular, as is its southwest orientation.

To the left of the hall, there is the distributor with built-in wardrobes that leads to the bedrooms. The spectacular master suite has its own walk-in dressing room, double ensuite bathroom with window and is connected to the terrace from which one can enjoy panoramic views of the Almenara golf course, sea, mountains and lake.

One of the guest bedrooms is double, with floor-to-ceiling windows, built-in wardrobes, its own ensuite bathroom and connected to the totally private terrace with views of the swimming pool and golf. The other guest room, also double, with built-in wardrobes and ensuite bathroom, has access to the covered and closed terrace with glass windows, which can be used as an office and enjoys impressive views of the nature.

The apartment boasts high-end qualities from its construction to every detail of its finishes: intercom, 24-hour security system with alarm, marble floors, double-glazed windows, centralized hot and cold air conditioning, fireplace, safe, built-in wardrobes, Bosch appliances and top-of-the-range toilets. Additionally, it comes with two parking spaces and a storage room.

This is a luxurious gated complex with private security, where one can enjoy tranquility and privacy. Among its facilities, with elevators at all levels, the two swimming pools with solarium and parasols, the lush tropical gardens and the outdoor areas where children can play safely in the middle of nature stand out, as they are separated from the outside by a gate electrical input and output.

It's a unique opportunity to acquire a luxury duplex apartment, located in the prestigious area of Sotogrande. It can be a perfect permanent residence, as well as a second home or investment for the future, as it's located in a privileged location, surrounded by internationally recognized golf courses. It's just fifteen minutes from La Alcaidesa, Gibraltar airport and Estepona.

For more information, contact us.









FLOOR PLAN  
GROSS COVERAGE AREA  
1000.00 SQ. METERS  
BUILT AREA: 700.00 SQ. METERS

Matterport