



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Sotogrande Costa

REF# R5168989 – 2.095.000€

IBI

847 €/YEAR



4

Ložnice



4

Koupelny



250 m<sup>2</sup>

Built



200 m<sup>2</sup>

Terrace

Sotogrande Costa

Frontline Beach – Exclusive Opportunity

One of the very few frontline beach properties in Sotogrande, located in the prestigious gated “Bungalows”

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community, next to the Real Club de Golf de Sotogrande and just meters from the beach.

#### Property Description:

This single-storey semi-detached bungalow with a roof terrace was completely rebuilt in 2010. Upon entering, you are greeted by a beautiful walled garden with plunge pool (currently a jacuzzi) and an open, light-filled layout with large windows and skylights.

#### Layout:

- Living room
- Kitchen with adjoining utility room
- 2 double bedrooms with en-suite bathrooms
- 1 additional double bedroom
- Master suite with garden access and a spacious dressing area

#### Outdoor & Terrace:

- Large covered terrace with glass curtains, perfect for year-round use
- Roof terrace with panoramic views: beach, Rock of Gibraltar, cork forest, and the Mediterranean Sea
- Terrace kitchen, ideal for entertaining and gatherings

#### Extras & Features:

- Air conditioning and underfloor heating
- Solar panels
- Double-glazed sliding windows
- 2 covered parking spaces + golf cart
- Option to purchase membership shares at the Real Club de Golf de Sotogrande (separate negotiation)

#### Key Details:

- Built: 250 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3 (all en-suite)
- Community fees: cover gardening, water, electricity, security, maintenance, painting, parking...)

? A unique property in Sotogrande, perfect for enjoying beachfront living and world-class golf.

