



## Elegant contemporary villa in Sotogrande

**Location: Sotogrande | San Roque**

**Price: From 6,950,000 €**

Luxury villa in the exclusive Kings and Queens area, Sotogrande Costa, designed by architect Ismael Mérida. Its minimalist style and southeast orientation maximize light and sea views. The property, on a 2207 m<sup>2</sup> plot, features an impressive entrance, a garage for three cars, and decorative elements such as waterfalls and ponds.

The main floor includes a 169 m<sup>2</sup> living room, a BULHAUP kitchen, a dining room with views of the lake, and two bedrooms with en-suite bathrooms. The upper floor boasts a master suite with a walk-in closet and a luxurious bathroom, plus two additional bedrooms and a terrace. The solarium offers an infinity pool and a chill-out area with panoramic views.

The basement is fully finished, with a laundry room, multipurpose rooms, and more. The exterior includes gardens, a barbecue area, and a saltwater chlorinated pool. This stunning villa also incorporates advanced technologies such as home automation, SONOS sound system, aerothermal energy, and underfloor heating, ensuring maximum comfort and efficiency.

- **Reference:** AP1483
- **Bedrooms:** 5
- **Bathrooms:** 5
- **Plot Size:** 2,207 m<sup>2</sup>
- **Built Size:** 1,420 m<sup>2</sup>
- **Terrace:** 413 m<sup>2</sup>

The location of this development is truly exceptional, situated on Paseo del Parque in Sotogrande Costa, one of the most prestigious areas, stretching over the green hills of Sotogrande to the Mediterranean Sea and the Rif Mountains of Morocco. Its excellent connection to airports and destinations like Tarifa or Marbella, as well as its proximity to golf courses, the Sotogrande Marina, and sports clubs, makes it an ideal place that will impress all who visit.



