(+34) 951 621 899

info@marbellastarhomes.com

Floors

Sotogrande



Rooms: 3 | Bathrooms: 0 | M²: 475 | Price: 1,250,000 €

Status: Sale | Property Type: Floors | Reference: R404062 | Publish date: 12.06.25

Overview:This property is a HUGE groundfloor apartment with BOFFI kitchen and GAGGENAU appliances, 2 terraces, and 3 big bedrooms and bathrooms ensuite (and an amazing basement) in the complex La Hacienda de Valderrama. Furniture optional. The property has 574 m2 of constructed area (245,30 m2 on the ground floor, plus 229,60 m2 in the basement, plus 99,18 m2 of terraces) and has been built to the highest quality with spacious and modern interiors and private lift with panoramic views. The space in the basement (-1) is UNIQUE. A garage where you can easily park 4 cars, and 2 large basement spaces that qualify for polyvalent use. There are also a couple of smaller basement rooms in the basement, all together with an area of 230 m2 on the -1 floor alone. This apartment is part of a project that has been built in 2008-2010. It is a property with ITP (7% Transfer Tax), and not with VAT (which should be 10%). But those apartments (properties) are still very modern and contemporary. General Information ABOUT THE DEVELOPMENT, built several years ago : - This property is part of an incredible boutique development that offers 34 exclusive apartments, with sizes as a villa. The development has been built some years ago. The luxurious properties are ideally located next to the prestigious Valderrama Golf Club. A lifestyle project within the exclusive and private residential area of Sotogrande. - Hacienda de Valderrama is ideally located in the

renowned Sotogrande next to Valderrama Golf Club. The natural environment surrounding the development that boasts both sea and golf views is truely unique and overlooks oen of the worlds best golf courses. Close to the Sotogrande Marina and all amenities and services. Hacienda Valderrama is unique residential project within the privacy and exclusivity of Sotogrande. The closest airport is Gibraltar at less than 30 minutes from Sotogrande or alternatively Malaga International airport is an hours drive away. - Hacienda Valderrama comprises just six buildings with a total of 34 luxurious and exclusive apartments surrounding a large swimming pool set in beautiful landscaped gardens. The apartments are finished to a very high standard and are similar in size to a villa with build sizes ranging from 313 m2 to 690m², without terraces. - All apartments have access from an underground garage by a private individual lift to each property and they are all equipped with the latest home automation and security systems. The highest possible qualities offering a comfortable and luxurious home including air conditioning, central heating, underfloor heating everywhere, fully fitted kitchen, marble floors throughout, security entrance and 24 hour service. ABOUT the prestigious Valderrama Golf Club. The first Ryder Cup outside Great Britain was held at this wonderful golf course in 1997, which is located near the luxurious Sotogrande residential development in the province of Cadiz. This 18 hole course has been designed with great attention to detail. It is characterised as being one of the most complete and well-maintained golf courses in the world. You can enjoy your favourite sport on a world renowned golf course, with manicured greens and stunning beaches on the coastline. Andalusia hosts several European Golf Tour championships every year, attracting the best players in the world. Golf enthusiasts can enjoy the beauty of this sport in a unique Andalusian setting.

Features:

Pool, Air conditioning, None, Sea views, None, Golf, None, Lift, None, 24H Security, Parking, None, None, None, None