

## Villa

Sotogrande Alto



Chambres: 5

Salles de bains: 4

M<sup>2</sup>: 224

Prix: 995 000 €

Statut: Vente

Type de propriété: Villa

Référence: R4976140

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Vue d'ensemble: Exclusive Villa for Sale in Triana, Sotogrande Alto – Elegance and Comfort in a Prime Location  
Discover this stunning single-story villa located in the prestigious Triana, Sotogrande Alto. Set on a 1,062 m<sup>2</sup> plot with a 247 m<sup>2</sup> built area, this property offers a perfect blend of space, privacy, and sophisticated design—ideal for those seeking a luxury home on the Costa del Sol. **Key Features:** ☐ ☐ 5 spacious bedrooms, perfect for families or entertaining guests. ☐ ☐ 4 full bathrooms, designed for maximum comfort and functionality. ☐ ☐ Private garden, a serene retreat to enjoy outdoor living. ☐ ☐ Communal swimming pool, ideal for relaxing on sunny days. ☐ ☐ Covered garage for 2 vehicles, ensuring convenience and security. ☐ ☐ South-facing orientation, providing abundant natural light all day. **Prime Location:** Situated in Sotogrande Alto, one of the most exclusive areas in the region, this villa offers a tranquil and secure environment surrounded by nature and prestigious golf courses. It is also close to essential services, international schools, and top-tier marinas. **Sale Price:** €995,000 **Expenses:** Community fees: €342/month Property tax (IBI): €1,785/year Waste collection fee: €321/year This is a

unique opportunity to own a luxury property in one of the best areas of Sotogrande. Contact us today for more information or to schedule a viewing!

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Caractéristiques:

Piscine, Climatisation, None