



## Sotogrande - Townhouse



4	3	237	67			<b>268 000 €</b> (EUR €)
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	

### Amazing 4 Bedroom Luxury Townhouse with Open Panoramic Sea Views

Beautifully designed luxury development of luxury townhouses. This development is surrounded by championship golf courses, with panoramic sea views and just a few minutes from the beach.

This unique development of 47 contemporary town homes, some with private gardens and others with a fabulous solarium just five minutes from some of the best golf courses in the area including the world famous Valderrama in Sotogrande. It's all about location and these prime properties are perfectly positioned for enjoying the luxury lifestyle of the Costa del Sol with the luxury resort of Marbella and the pretty port of Estepona around 20 minutes away.

These unique residences are part of an exclusive gated complex that sits on an elevated plot ensuring each town home enjoys panoramic sea views. The development has been thoughtfully

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



designed to fit into beautiful natural surroundings with a south facing orientation just minutes from the beach.

The contemporary design of this select development blends effortlessly as natural elements combine with modern touches to provide stylish homes, perfect for families or as investment opportunities. The development is accessed via a private entrance and is fully enclosed with a separate entrance from the outside for guests providing added security.

There is an adult swimming pool and one for the children where families can have fun, all surrounded by tropical gardens. As the pool sits at the edge of the development this is the perfect place to relax and enjoy spectacular uninterrupted sea views. Ideal as your dream home on the Costa del Sol, or as an excellent investment opportunity.

Nearby you can enjoy all the facilities of Sotogrande and its Marina, there are also five world class golf courses, including Finca Cortesin, Valderrama Golf Club and Real Club de Golf de Sotogrande.

### SPACIOUS LIVING AREA

The chic three and four bedroom contemporary town homes are designed to make a statement. They feature clean lines and are light, bright and airy allowing natural light to flood in throughout. An open plan lounge and dining area and fully fitted kitchen with high gloss units enjoy garden views with large glass doors leading out onto a generously proportioned private terrace where dining alfresco will be the norm.

A clever use of natural tones and textures throughout adds to the high quality modern feel of the design. Bedrooms feature fitted wardrobes and the spacious master bedroom has a stylish en-suite and hidden dressing area with doors that open out onto a balcony enjoying views out to the Mediterranean and Gibraltar. Up on the roof terrace you can enjoy more fabulous views and relax in privacy soaking up the Spanish sunshine. The 4-bedroom town homes have the option to feature an extra room on the top floor that could easily be turned into a gym, office, hobby room or playroom.

### FEATURES

The stylish town homes are equipped with a number of quality features designed for comfort, security and convenience. For comfort, there is hot and cold air conditioning throughout and floor to ceiling windows to maximize views and light. For convenience, each bedroom has fitted wardrobes and the master bedroom features a dressing room. For security, there are automatic blinds for the windows and a private garage. Additionally, porcelain floors, a private terrace and high quality fixtures and fittings throughout provide a thoughtfully designed home.

Established in 1988, with Space Marbella you can be assured that you are in good hands. From our offices in Nueva Andalucia and Marbella we cover the whole of the Marbella area and Costa del Sol. Finding a property is just part of the service, and when our work really begins – our constant client care is the hallmark of our service.

### ABOUT SOTOGRANDE:

Welcome to Sotogrande: a hidden paradise of palatial villas set back on grand tree-lined avenues clustered around chichi beach clubs and manicured green polo grounds.

Sometimes described as Spain's 'millionaire's playground', it was initially purpose-built for a cosmopolitan, moneyed crowd with the added bonuses of 24-hour security, designer boutiques and



ritzy restaurants. At the western end of Malaga's Costa del Sol, but actually within the municipality of San Roque in Cadiz Province, is Sotogrande, one of the most luxurious sports and residential developments in Europe. Its 2,500 hectares (6,178 acres) encompass all the amenities you could imagine to complement the Polo, Golf and beach clubs, world class marina and incredible bars and restaurants. All this makes Sotogrande a unique experience for residents and visitors alike.

#### ABOUT SPACE MARBELLA:

Space Marbella offer a wide range of properties on the Costa del Sol specialising in Marbella and the surrounding areas. Through close links with developers, local and national banks and individual owners we are able to source the very best properties in the Marbella area. We update our portfolio on a daily basis including bank repossessions and distressed sales to make sure that our clients get the very best deals available.

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From our offices in Nueva Andalucia and Marbella we cover the whole of the Marbella area and Costa del Sol.

#### WHAT OUR CLIENTS SAY ABOUT US:

We can not thank Ryan enough, he was there for us during the whole of our viewing trip, nothing was too much trouble. We are delighted with our new property.

Mr.& Mrs. Rose

## Property Features

- Air conditioning
- Garden
- Garage
- Pool
- Terrace
- Furnished

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