



LUXURY
SOTOGRADE



For Sale 6,000,000 EUR - Spectacular Villa for Sale First Line Almenara Golf in Sotogrande

 1235 Sq Mtr

 6 Bedrooms

 7 Bathrooms

 3 Garages

Spectacular Villa for Sale First Line Almenara Golf in Sotogrande

LOCATION:

This spectacular frontline golf estate enjoys a double plot with mature gardens, southerly aspect in an exclusive area of SotograndeAlto. This home has been beautifully designed and detailed to encompass classic Spanish architecture with all the luxuries and conveniences of modern family living. A large forecourt complete with three car covered parking, separate pedestrian entrance, antique fountain and landscaped trees do not fail to impress on arrival.

DISCRIPTION:

The property is entered through an early 18th century stone entrance complete with antique doors, which leads into a generous double volume entrance hall with galleried balcony and chandelier. The semipolished flagstones and a sweeping wooden staircase all add to the grandeur and poise of the entrance. A large formal Living room opening onto a generous double volume porch area connects to the garden and pool. The Drawing room connects directly to the formal Dining room and shop fitted Library/office with private terrace.

KITCHEN & DINING:

The property has a state of the art kitchen with large kitchen eating area and access to the terrace. The kitchen is full equipped with American style fridge freezer, wine fridge, double oven and hob. There is a separate walking pantry as well as a large laundry room. The kitchen has a boot room to the left of the side entrance and a staff room with full bathroom to the right. The kitchen is finished to the same high standard that is continued throughout the property with under floor heating and Air-conditioning.

LIVING: A large formal Living room opening onto a generous double volume porch area connects to the garden and pool. The Drawing room connects directly to the formal Dining room and shop fitted Library/office with private terrace. The elegant formal dining room is next to the kitchen and can also be accessed and enclosed terrace that has a less formal sitting room.

ENTERTAINMENT:

The Lower ground floor accessed via a staircase off the main hall, accommodates a wine cellar, an integrated bar and cinema room, games room, kitchen, gymnasium with sauna, steam room and massage space. This area has large sliding doors which access to the lower garden level. Features include central heating throughout, separate air-conditioning in the bedrooms, a fully integrated lighting, and music and security system. Automated irrigated landscaped gardens. Double glazing and iroko hardwood external doors and windows, with pedigree antique internal doors. Fibre Optic internet, Jacuzzi and chill out bar are just some of the special details to be found in this magnificent home.

ACCOMMODATION:

Accommodation consists of two en suite double guest bedrooms on the ground floor with separate TV/Snug area. These large double suites have separate access to a private terrace and gardens. The first floor comprises of two large en suite double bedrooms with double doors overlooking the garden, pool and golf course. Also located on the first floor is the Master suite with private sitting area, large dressing room, private terrace and large bathroom. Accessed through a connecting door from first floor bedroom suite and an independent external entrance is a separate self-contained apartment with en suite double bedroom, sitting and kitchenette area ideal for guests or staff.

SOTOGRADE ALTO FRONTLINE ALMENARA GOLF

BUILT AREA 1,235m²

PORCHES AREA 173m²DOUBLE

PLOT SIZE 8,101m²

BEDROOMS 6

BATHROOMS 7

RECEPTION ROOMS: 3

ADDITIONAL ROOMS:

Cinema room , Gym with sauna, steam room, bathroom and separate massage room, Games room, Wine cellar.

PARKING

Large forecourt 3 car covered parking.

POOL Infinity edge.Heated

PRICE 6,000,000 EUROS (EXCLUDING TRANSFER TAXES.)

Property Features

24hr Security

Air conditioning

Alarm

BBQ Area

Central Heating

Close to international Golf course

Close to International Polo Fields

Close to international schools

Close to Tennis Clubs

Close to the Beach

Double glazed windows

Games Room

Gymnasium

Heated Swimming Pool

Home Theater

Infinity Swimming Pool

Jacuzzi

Laundry Room

Lawn

Patio

Sauna

Spa

Staff Quarters

Store Room

Swimming Pool

Underfloor Heating
Video Entry System
Wifi
Wine Cellar



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