



LUXURY  
SOTOGRANDE



For Sale 1,368,000 EUR Euros - Stylish Villa in the Exclusive Los Granados Community

 526 Sq Mtr

 5 Bedrooms

 5 Bathrooms

# Stylish Villa in the Exclusive Los Granados Community

This beautiful villa is located in the exclusive community of Los Granados in Sotogrande Costa. It enjoys a fantastic positioning, with walking distance to the world-renowned Polo fields and just a few minutes' drive to the Sotogrande beaches and Marina.

The villa itself is modern and spacious, with marble floors and plenty of natural light. The living room features a characterful fireplace and views of the garden. The dining room area, ideal for formal dining and family meals, has views overlooking the terrace and gardens too. The kitchen is modern and is fully equipped. It also has a small dining table, ideal for casual dining and quick meals. On the ground-floor there are two bedrooms, each with their own bathroom.

On the second floor are the remaining three bedrooms, each with their own bathroom. All of the bedrooms have access onto the upstairs terrace, the ideal place to enjoy the glorious Spanish sunshine.

The outdoor space consists of three car park spaces, a manicured garden, a terrace and a private swimming pool. The terrace is covered and is a great way to enjoy dining alfresco as well as entertaining family/friends/guests during the summer months.

Los Granados offers more than just an excellent location in Sotogrande. It has a communal swimming pool with outdoor showers, a sauna, gym and private security.

Terrace: 78 Sq Mtr

IBI: 1574 Euros

Community fees: 685 Euros/month

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## Property Features

- Air conditioning
- Central Heating
- Close to international Golf course
- Close to International Polo Fields
- Close to Tennis Clubs
- Close to the Beach
- Gym (Communal)
- Laundry Room
- Private parking
- Swimming Pool
- Swimming Pool (Communal)



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