



LUXURY  
SOTOGRADE



For Sale 1,900,000 EUR Euros - Villa for Sale in Reyes y Reinas Sotogrande

 650 Sq Mtr

 6 Bedrooms

 6 Bathrooms

# Villa for Sale in Reyes y Reinas Sotogrande

This beautiful villa is located in Sotogrande Costa, in the exclusive community of Reyes y Reinas. It is just moments away from the Real Club de Sotogrande Golf Club, as well as the beach, beach clubs and Sotogrande Marina.

The villa itself has been classically designed outside, with a mix of both ivy and bougainvillea climbing up its walls. Its large open garden makes it the ideal family home. The house features a private pool and a large covered terrace, the perfect place to escape the summer sun, yet still able to enjoy the beautiful outdoors and garden views.

The villa is divided into two separate areas, the living and shared areas on one side, and the bedrooms on the other. Inside the villa has been updated and modified yet still maintains touches of classic charm. The kitchen is very modern, is fully equipped and features a pantry and a small dining table for casual dining. There is a formal dining room that features high ceilings and beautiful finishes. This room also enjoys plenty of light and views onto the garden. The living-room is contrasting to the kitchen; it has the original classic and homey feel to it. This room has access to the terrace. This side of the house also consists of a playroom and a maid/service bedroom with an en-suite bathroom.

On the other side of the house, accessed by another entrance, are the bedrooms, which each have their own en-suite bathrooms. In addition to this part of the house there is a terrace, sauna, laundry cupboard and a storage room.

The house comes complete with central heating and air-conditioning of both hot and cold air.

Terrace: 85 Sq Mtr

IBI: 3403 Euros

Community fees: 156 Euros/month

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## Property Features

Air conditioning

Close to international Golf course

Close to International Polo Fields

Close to Tennis Clubs

Close to the Beach

Laundry Room

Private parking

Sauna

Swimming Pool



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**Luxury Sotogrande**

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