



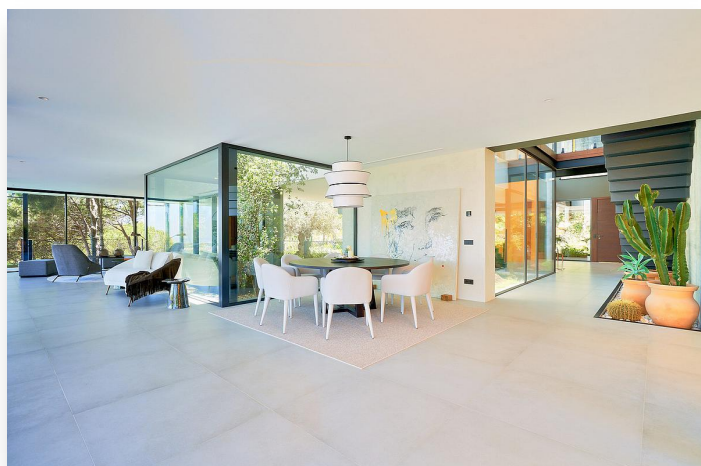
info@overseas-properties.com

+44 7827 269 628

## Villa in Sotogrande

**4,500,000 €**

**Reference:** ila1233-1 **Bedrooms:** 5 **Bathrooms:** 5 **Plot Size:** 2,872m<sup>2</sup> **Build Size:** 525m<sup>2</sup> **Terrace:** 314m<sup>2</sup>







## Location: Sotogrande

Amazing brand-new luxury villa situated in the higher part of Sotogrande, in a tranquil cul-de-sac surrounded by nature and offering open views to the Almenara golf course and the sea.

This modern south-facing villa is distributed on three levels and comprises, on the ground level: private driveway leading to the entrance with covered carport for 2 cars, a waterfall, a pond and the garden; hall; guest toilet, open-plan unfurnished kitchen, pantry and laundry room; living room with fireplace; dining room; porch and terrace giving access to the pool area.

Upstairs: hall; further living room with fireplace; four en-suite bedrooms with dressing rooms.

Lower level: separate entrance from outside to the boiler room, the staff bedroom with bathroom and the laundry room. Multipurpose room open to garden.

Villa Las Nubes is in an unbeatable location, with the renowned Hotel Sotogrande, the marina, several prestigious golf courses and several international schools nearby. Offering peace and tranquillity, this villa lets you be at one with nature, while never being too far away from cities and the amenities you need.



## Features:

### Setting

Close To Golf  
Close To Shops  
Close To Sea  
Close To Schools  
Close To Marina

### Pool

Private Pool

### Features

Covered Terrace  
Storage Room  
Ensuite Bathroom  
Private Terrace  
24-hour-security  
Fitted Wardrobes

### Security

24 Hour Security  
Entry Phone

### Furniture

Not Furnished

### Orientation

South

### Climate Control

Air Conditioning  
Underfloor Heating

### Kitchen

Fully Fitted

### Parking

Private  
More Than One

### Condition

Good

### Views

Sea View  
Panoramic  
Golf

### Garden

Private

### Category

Investment  
Luxury  
Contemporary