

## 6 Cuarto Villa en venta en Sotogrande, Cádiz

1.850.000€



This exceptional villa radiates charm and character, situated on original land in a prime location. Offering open views of the San Roque Golf Club and breathtaking sea views from the master bedroom, the property ensures privacy and tranquility by being nestled at the end of a cul-de-sac. Built with meticulous attention to detail by its owner two decades ago, the villa embodies Scandinavian building quality and optimal functionality. The residence features a total of six bedrooms: four main bedrooms, one located in the basement, and an additional slightly smaller room for flexible use. Key highlights of this unique home include: - A dedicated TV family room for relaxation and entertainment. - A basement gym for fitness enthusiasts. - The distinction of being the only property in Sotogrande with a 120m<sup>2</sup> cave that includes a bodega, dance floor, and bar. - A serene Japanese pond complete with fish and a spectacular 3-meter waterfall, operated through recirculation. - An exquisite infinity saltwater pool that offers a gentle swimming experience, reduced maintenance requirements, and an environmentally friendly alternative to traditional pools. - A cutting-edge underfloor heating system across the property, offering warmth using 25% less energy. This system ensures comfort throughout, even during cooler seasons, while maintaining a seamless aesthetic. - An eco-conscious solar heating system, promoting energy efficiency and sustainability. This innovative addition contributes to cost savings while reducing the home's environmental impact. The villa also boasts an expansive, modern family kitchen with direct access to a picturesque terrace featuring a barbecue area—ideal for hosting gatherings. The home's interior design emphasizes spaciousness with soaring ceilings throughout, including the living room, where a striking fireplace equipped with air convection heat transfer and thermostat control adds both style and comfort. An additional, smaller kitchen is available on the basement level to accommodate live-in staff. This property combines thoughtful design, luxury amenities, and environmentally sustainable features to create an extraordinary living experience.

- 🏠 6 dormitorios
- 📏 2.400m<sup>2</sup> Tamaño de la parcela
- ✅ Investment
- ✅ Fully Furnished
- ✅ Fully Fitted
- ✅ Close to Golf
- ✅ Air conditioning
- ✅ ensuite bathroom

- 🚿 3 baños
- ✅ More Than One
- ✅ Holiday Homes
- ✅ Good
- ✅ Close to schools
- ✅ Close To Marina
- ✅ Basement
- ✅ Covered terrace

- 🏠 614m<sup>2</sup> Tamaño de construcción
- ✅ Luxury
- ✅ Heated pool
- ✅ Fitted Wardrobes
- ✅ Close to Shops
- ✅ Central Heating
- ✅ Fireplace
- ✅ Close to town



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