

## 3 bedroom Townhouse for sale in Sotogrande, Cádiz

**849,000€**

This is a rear opportunity to invest in a property in the urbanisation of La Reserva, which is rapidly becoming the most desirable location in Sotogrande Alto, featuring wide open spaces, peace and tranquillity, together with the luxury amenities of the La Reserva Golf and Beach Club.





This brand new development of Patio homes, Garden Homes and Villas is located within a gated urbanisation, just a short distance from the La Reserva club, and a short drive to the village of Pueblo Nuevo de Guadiaro, and the famous resort and marina of Sotogrande.

Here you can live in a residential landscaped environment, surrounded by countryside, but be close to all the amenities.

This 3 bedroom Patio Style Townhouse is of a contemporary design, on 2 levels with flat rooftop set around a private central patio, complete with private garden, pool and pergola area. There are 3 bedrooms, all with access to the upper terrace. The ground floor has an entry hallway with guest toilet, plenty of storage, and access into the open plan lounge/dining area, with a fully fitted American style kitchen.

This is a unique and exclusive project that has now begun with the building permit fully secured. Situated just seconds from La Cañada Golf Club, and in easy reach of the Sotogrande International School, these properties will make ideal family homes, within a private community, and will offer great investment potential in the future.

Malaga Airport is just 50 minutes' drive away, and within the area of Sotogrande, there are 5 golf courses, tennis clubs, horse riding establishments, an International polo club, the extensive marina, and the superb beaches, complete with beach bars and restaurants.

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|---|---|--|
|  3 bedrooms                 |  3 bathrooms |  175m <sup>2</sup> Build size |
|  81m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> South-east orientation   |
| <input checked="" type="checkbox"/> 32 m <sup>2</sup> terrace   | <input checked="" type="checkbox"/> Carport garage  | <input checked="" type="checkbox"/> 2 parking spaces   |
| <input checked="" type="checkbox"/> Private garden  | <input checked="" type="checkbox"/> Private pool  | <input checked="" type="checkbox"/> Mountainside   |
| <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Air conditioning  | <input checked="" type="checkbox"/> Fully fitted kitchen   |
| <input checked="" type="checkbox"/> Utility room  | <input checked="" type="checkbox"/> Security entrance   | <input checked="" type="checkbox"/> Double glazing   |
| <input checked="" type="checkbox"/> Brand new   | <input checked="" type="checkbox"/> Guest toilet  | <input checked="" type="checkbox"/> Private terrace  |
| <input checked="" type="checkbox"/> Country view  | <input checked="" type="checkbox"/> Laundry room  | <input checked="" type="checkbox"/> Fitted wardrobes   |