

# ALL IN

## real estates



### House in Sotogrande

Bedrooms	<b>6</b>	Bathrooms	<b>8</b>	Built	<b>1220m2</b>	Plot	<b>3850m2</b>
<b>R4404544</b>		<b>House</b>		<b>Sotogrande</b>		<b>4.500.000€</b>	

Plot 3,700 sq-mts. Villa 1,220 sq-mts Golf on 3 sides of the villa Lakes on 2 sides of the villa Sea views Golf Club House 200 mts Driving range 250 mts High energy rating Habitation Licence 10 year structure warrantee Some details & features of villa 84 Special electronic entry door to villa 6 Bedrooms – All en suite Italian design kitchen 2 x salons Special TV lounge/area Contemporary Fire & TV Unit Cinema Wine Bodega + Bar Gym, Sauna Games room Golf Simulation Room Smart electrics + Fibre Optic, Ipad controlled Special bespoke interior doors + wardrobes Spectacular Master Bedroom Suite Italian Laminam walls in all bathrooms Geisi bathroom furniture Floors in Porcelain and wood Special Office design 6 Car garage + large storage Pre installation for heating the pool Landscaped gardens with 3 fountains Electric gates at entry and at golf course 18 metre infinity pool with sunken seating area Jacuzzi Gazebo Guest apartment Professional Putting Green on Roof top Large sun terrace with decking on rooftop Garden enjoys special irrigation and lighting system Villa located in a quiet Cul de Sac – great privacy This Villa is designed by Argentina Architect Gustavo Moser Villa is built to 6 \* Standards by Diamond Construction This is a very special Plot in San Roque Club with Great orientation

24 Hour Reception

Bar

Covered Terrace

Double Glazing

Fitted Wardrobes

Gym

Near Church

Paddle Tennis

Satellite TV

Stables

Utility Room

24 Hour Reception

Barbeque

Day Care

Ensuite Bathroom

Games Room

Jacuzzi

Near Mosque

Private Terrace

Sauna

Staff Accommodation

WiFi

Access for people with reduced mobility

Basement

Domotics

Fiber Optic

Guest Apartment

Marble Flooring

Near Transport

Restaurant On Site

Solarium

Storage Room