

# ALL IN real estates



## Townhouse in Sotogrande Alto

Bedrooms	<b>3</b>	Bathrooms	<b>3</b>	Built	<b>229m2</b>	Plot	<b>63m2</b>
<b>R4969534</b>	<b>Townhouse</b>	<b>Sotogrande Alto</b>	<b>590.000€</b>				

With a market that is short supplied, to find a great family home within the gated community of Sotogrande that really offers value, is rare. This large 3 bedroom, 3 1/2 bathroom property stands out as an “end of terrace” townhouse, ie on the corner. With side windows, and only 1 neighbour and views to Almenara Golf, at this frontline golf community. The grounds are impeccable and you practically have a private pool between 5 neighbours. All maintained by the community. These properties offer great charm as well as good location to SIS, Almenara Golf, and the So/Sotogrande Hotel. The 4 main factors that make this a great property are: 1) Size – its 229m2 built, with >50m2 of terraces and a 60m2 garden; 2) The condition – with sellers that live in the property, money has been spent to maintain the property regularly e.g. servicing the Aircon, servicing the underfloor heating, regular general maintenance; 3) The potential to add value – some similar townhouses in the urbanization have converted the top floor to 2 bedrooms/1bathroom making the overall property a 4 bedroom. The kitchen/dining can easily be opened out; and, 4) Move in Ready – the price includes all furniture as well as a hot tub. Community fees at first glance are high at 475/month, however this includes all gardening and pool maintenance. Furthermore, this is a well run community that attracts similar owners who care to do things well. IBI is 663/yr. We recommend viewing or at least watching our video walk through to fully appreciate this property.

Ensuite Bathroom  
Private Terrace

Ensuite Bathroom  
WiFi

Fitted Wardrobes