



House in Sotogrande

Bedrooms **7** Bathrooms **5** Built **388m²** Plot **1608m²**

R5177659

House

Sotogrande

1.200.000€

Tuscan-Mediterranean Villa with Endless Possibilities in Prestigious Sotogrande Costa In the heart of Sotogrande's most sought-after gated enclave, just moments from sandy beaches, boutique shops, and the world-class Marina, lies this expansive 7-bedroom, 5-bathroom Tuscan-inspired estate. Set on a magnificent garden plot reminiscent of a private Eden, the property is shaded by mature fruit trees and framed by sweeping views—an idyllic canvas for your dream Mediterranean lifestyle. Behind the gated entrance, a generous courtyard welcomes you, offering secure enclosed parking for 4–5 cars and a sun-filled open space perfect for children, pets, or leisurely afternoons with a book. The home's architecture reflects classic Mediterranean warmth with high ceilings, oversized rooms, and versatile layouts designed to adapt to every need. **Interior Highlights** A large, modern kitchen with abundant storage, connected directly to the courtyard for effortless entertaining. Ground level living with 4–5 bedrooms and 3 bathrooms (2 ensuite). A private courtyard-entry suite with two adjoining rooms, ideal for a guest wing, home office, in-law quarters, or live-in staff. A spacious en-suite with garden access, easily reimagined as a home gym, art studio, or children's playroom. Two additional bedrooms on the opposite wing, sharing a full bathroom and a powder room. **Expansive entertaining areas**, bathed in natural light, perfect for gatherings both intimate and grand. **Outdoor Living** The rear garden is the property's crown jewel: a sprawling landscaped retreat with towering cypress trees on side and open sprawling views, a classic Italian-style

swimming pool, and vast terraces for year-round outdoor living. This is a space designed for alfresco dining, summer celebrations, or tranquil mornings surrounded by nature. Upstairs Retreat The entire upper level is devoted to a private master suite, complete with a walk-in closet and ensuite bathroom. An additional oversized room connects seamlessly to the rooftop entertainment areas and viewing decks, offering panoramic vistas and limitless potential for a sky lounge, yoga terrace, or star-gazing retreat. Investment Potential While the villa is move-in ready, it invites imagination—requiring some TLC to unlock its full grandeur. With similar homes on comparable plots in Sotogrande priced between €1.7M and €6M, this property represents a rare opportunity: a vast, private estate with the flexibility to tailor and expand into the ultimate Mediterranean haven. Key Features at a Glance 7 bedrooms | 5 bathrooms Spacious garden plot with fruit trees Classic pool with cypress backdrop Secure gated parking for 4–5 cars Versatile guest/in-law suite with private entrance Rooftop terraces and entertainment decks Prime beachside location near shops, schools, and Sotogrande Marina A property of this scale, privacy, and possibility rarely comes to market in Sotogrande. Whether envisioned as a family estate, modernized luxury villa, or creative retreat, it offers a lifestyle of sophistication and endless opportunity.

| Access for people with reduced mobility | Access for people with reduced mobility | Bar |
|---|---|--------------------|
| Barbeque | Covered Terrace | Day Care |
| Domotics | Double Glazing | Ensuite Bathroom |
| Fiber Optic | Fitted Wardrobes | Games Room |
| Guest Apartment | Guest House | Gym |
| Marble Flooring | Near Church | Near Mosque |
| Near Transport | Private Terrace | Restaurant On Site |
| Satellite TV | Sauna | Solarium |
| Stables | Staff Accommodation | Storage Room |
| Tennis Court | Utility Room | WiFi |