ALL IN real estates

Ground Floor Apartment in Sotogrande Alto

Bedrooms	3	Bathrooms	3	Built	349m2	Terrace	67m2

R5369353	**Ground Floor Apartment**	**Sotogrande Alto**	**785.000€**

Mirador del Golf is a prestigious and very private development, composed of 20 exclusive apartments surrounded by native vegetation and beautifully landscaped gardens. Designed for those who value tranquillity, security and an exceptional quality of life, it enjoys a strategic location next to the emblematic Real Club de Golf Valderrama, in one of the most exclusive areas of Sotogrande. This elegant apartment combines a functional layout with luxury finishes. Access is through a communal lobby with lift, and from the moment you step inside you are met with a pleasant sense of space, light and calm. The spacious and bright living room includes a dining area and fireplace in an open and welcoming setting, extending onto a generous south-facing covered terrace. From here there are open views across the protected natural surroundings, the swimming pool and the community gardens. The terrace offers multiple possibilities: an al fresco dining area, a chill-out corner for reading and sharing, or simply a peaceful place to disconnect. Next to the entrance hall, a guest toilet serves the living area. To the left, a built-in wardrobe addresses everyday storage needs, while to the right, the fully fitted Siemens kitchen is connected to a practical independent utility room. The sleeping area is arranged along a hallway leading to three double bedrooms, all with en-suite bathrooms, fitted wardrobes and direct access to the terrace. The south-facing orientation and Schüco windows enhance natural brightness and the seamless connection with the

outdoors. Among its premium features: The property features a state-of-the-art aerothermal system, providing a complete climate control solution. Heating is delivered through water-based underfloor heating, while cooling is provided via fan coil units integrated within the system. In addition, the property benefits from a large-capacity hot water cylinder. The system stands out for its high energy efficiency and independent room-by-room temperature control, which can be managed remotely via an app. The apartment is sold with two generous parking spaces, an additional spot ideal for a motorbike or bicycles, and a private storage room of 10 m². The community offers 24-hour security, mature gardens, an outdoor swimming pool, gym, social lounge, children's play area and co-working space. An exclusive and secure enclave, just minutes from international schools, amenities and sports clubs. A home designed for comfort, privacy and style, in one of the most peaceful and highly regarded areas of Sotogrande Alto. Sotogrande is not just a location, it is a lifestyle. ?Championship ?golf ?courses, ?a ?world-class marina, beach ?clubs, ?equestrian centres, international schools and ?a cosmopolitan ?community make ?this ?a place where elegance, ?nature ?and ?wellbeing ?coexist ?in ?perfect ?harmony.

Covered Terrace	Covered Terrace	Ensuite Bathroom
Fitted Wardrobes	Lift	Marble Flooring
Near Transport	Private Terrace	Utility Room
WiFi		