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Ground Floor Apartment in Sotogrande

Bedrooms	3	Bathrooms	3	Built	197m2	Terrace	40m2

R5407288	Ground Floor Apartment	Sotogrande	880.000€

SENDA CHICA, LA RESERVA DE SOTOGRANDE | SPECTACULAR GARDEN HOUSE | 3 BED | 200 M² + 100 M² GARDEN Rarely does a ground-floor residence offer this rare combination: over 197 m² of sophisticated interior space, a private 40 m² pergola terrace, a lush garden with a centuries-old Spanish olive tree — all within one of Sotogrande's most coveted gated addresses. Set within the exclusive Senda Chica enclave of La Reserva de Sotogrande, this stunning garden apartment — built in 2021 — was designed for those who refuse to compromise between comfort, elegance, and lifestyle. THE RESIDENCE Step inside to a generous entrance hall with fitted wardrobes that flows into a beautifully proportioned open-plan living and dining area. Floor-to-ceiling windows flood the space with natural light and open directly onto the private garden, blurring the line between indoors and out. The state-of-the-art Italian kitchen is a chef's dream: ghost cooking technology directly on a hand-finished Italian marble worktop, a Liebherr American-style fridge-freezer, Siemens combination oven and microwave, Miele AutoDos dishwasher, designer Franke fixtures, and Newhaus Pure German lighting. A separate, fully ventilated utility room with Miele washer-dryer keeps daily life discreet and practical. Three generous double bedrooms each feature floor-to-ceiling glazing opening to the private garden, fitted wardrobes, and their own en-suite bathroom with Italian marble cladding from floor to ceiling, flush walk-in shower,

Grohe rain and handheld shower heads, anti-fog LED mirror, and Grohe bidet spray. A fourth guest WC serves the main living area. Throughout, premium Italian marble flooring lends every room an atmosphere of quiet, lasting luxury. OUTDOOR LIVING The 40 m² covered and pergola-shaded terrace offers a dedicated outdoor dining area and a relaxed chill-out zone — ideal for al fresco entertaining or simply unwinding in the Sotogrande sunshine. The private lawn garden, softly lit with ambient lighting and centred around a decorative fountain and a striking mature olive tree, creates a serene, private oasis framed by Sotogrande's signature cork oak landscape. PREMIUM SPECIFICATIONS AT A GLANCE • Mitsubishi Ecodan aerothermal climate control system with reverse heating/cooling — year-round comfort, low running costs • Double glazing throughout • Full Italian marble flooring and bathroom cladding • Grohe fittings across all bathrooms • Miele appliances in kitchen and utility • Ambient garden lighting & decorative fountain • Two private underground parking spaces WORLD-CLASS COMMUNITY AMENITIES La Reserva de Sotogrande's communal facilities are exceptional: nearly 5 hectares of natural surroundings, an 8,000 m² leisure complex with swimming pool, paddle tennis courts, a fully equipped gymnasium, and scenic walking trails through the cork oak forest. Residents also benefit from access to La Reserva Club, La Reserva Golf Club, and the iconic La Reserva Beach Club with its full roster of tennis, padel, and water sports. LOCATION Perfectly positioned within La Reserva de Sotogrande — one of the most prestigious gated communities on the Costa del Sol — this home places you minutes from: • Sotogrande International School • Santa María Polo Club • Sotogrande Marina & fine dining • Valderrama Golf Club (1997 Ryder Cup host) • The beaches, boutiques, and restaurants of Sotogrande PROPERTY DETAILS Built area: 197 m² interior + 40 m² terrace Plot: 163 m² Total built: 400 m² Bedrooms: 3 doubles Bathrooms: 4 (3 en-suite + ?1 ?guest ?WC) Year ?built: ?2021 Parking: 2 underground ?spaces Energy ?cert.: In progress A ?rare opportunity ?to acquire ?a ?turnkey luxury home in ?one ?of ?Sotogrande's ?most ?sought-after ?residential ?addresses.

Access for people with reduced mobility	Access for people with reduced mobility	Barbeque
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Lift	Near Church	Near Transport
Paddle Tennis	Private Terrace	Satellite TV
Storage Room	Tennis Court	Utility Room
WiFi		