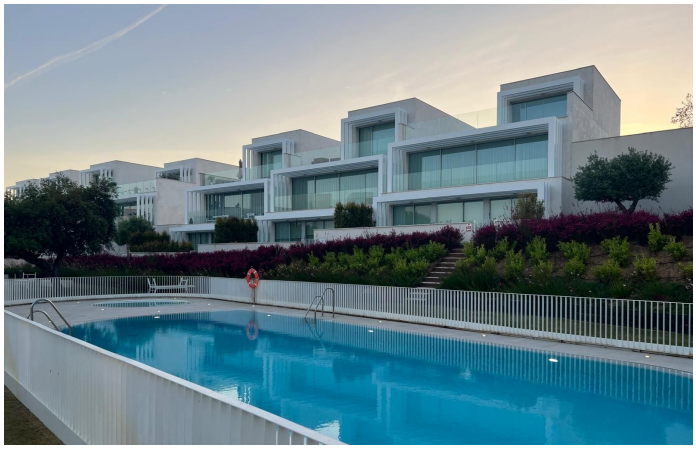
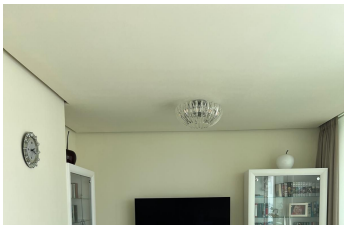
ALL IN
real estates








Townhouse in Sotogrande

Bedrooms	**3**	Bathrooms	**4**	Built	**218m2**	Plot	**50m2**

R5011114	**Townhouse**	**Sotogrande**	**845.000€**

Exceptional Townhouse in La Reserva, Sotogrande — Panoramic Views, Privacy, and Contemporary Design This exclusive three-storey townhouse is located within the prestigious protected natural environment of La Reserva in Sotogrande, one of the most secure and sought-after residential areas in Southern Spain. Perched in an elevated position above the coastline, the property enjoys panoramic views over lush golf courses and the surrounding natural landscape. Designed by renowned Spanish architect Rafael de La-Hoz, the complex combines contemporary architecture, privacy, and seamless integration with nature. The gated community offers double security access — at the entrance to La Reserva and at the private residential enclave — ensuring absolute privacy and peace of mind. With a total built area of 313 m², including 218 m² of interior living space and 95 m² of terraces, this property offers one of the largest and most desirable layouts within the development. Upper Level — Private Rooftop Terrace (90 m²) An exceptional outdoor living space designed for relaxation and entertaining: • Private rooftop solarium with jacuzzi • High-quality outdoor furniture valued at approximately €18,000 • Ample space for sunbathing or creating a summer kitchen or barbecue area • Spectacular open panoramic views over the golf courses and natural surroundings Main Level — Living Area, Kitchen, and Private Garden Access The heart of the home, designed for comfort and functionality: • Spacious and bright living and dining area with direct access to the terrace and private garden • Fully equipped modern open-plan

kitchen with pantry • Guest toilet • Private two-car garage with direct access into the property • Private garden ideal for outdoor dining, entertaining, or family living Lower Level — Bedrooms and Private Garden Access A peaceful and private sleeping area: • Large master bedroom with walk-in wardrobe and en-suite bathroom • Two additional bedrooms, each with direct access to the garden • Second full bathroom • Built-in storage throughout ? Exclusive Community Features Residents benefit from a premium range of private amenities: • Gated and secure residential complex • Private fitness club • Two padel courts • Adult swimming pool and children's pool • Private and communal landscaped gardens • Kilometres of running and cycling trails within the protected natural reserve • Prestigious equestrian centre nearby Within the community lies the region's leading British international school, making this an ideal residence for families. Prime Location — Sotogrande Lifestyle Within five minutes are some of Europe's most renowned golf courses, including: • La Reserva Club • Valderrama Golf Club • La Cañada Golf Club • San Roque Club • Real Club Sotogrande Nearby are supermarkets, restaurants, boutiques, and all essential services. Sotogrande also offers beautiful beaches, an international marina, beach clubs, and fine dining. Residents of La Reserva enjoy access to the exclusive La Reserva Beach Club, one of Spain's finest, featuring a stunning saltwater lagoon, freshwater swimming pools, a premium restaurant, and a wide range of water sports and leisure ?activities. A ?Unique ?Opportunity This ?exceptional ?property offers the ?perfect ?combination of contemporary architecture, privacy, ?security, and ?lifestyle in ?one ?of the most prestigious ?residential ?destinations ?on ?the ?Costa ?del ?Sol.

24 Hour Reception	24 Hour Reception	Gym
Tennis Court		