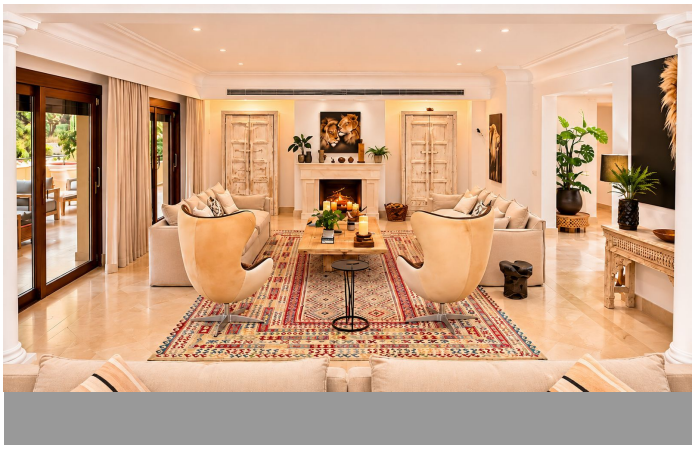
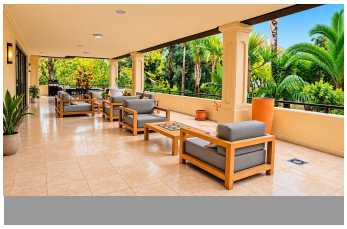
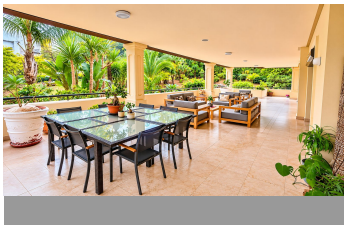
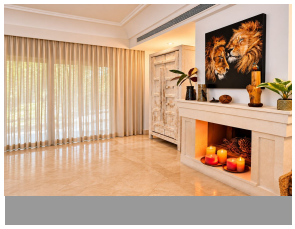
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Ground Floor Apartment in Sotogrande Alto

Bedrooms	4	Bathrooms	4	Built	445m2	Terrace	111m2

R5541733	Ground Floor Apartment	Sotogrande Alto	1.425.000€

The Space and Privacy of a Villa, with the Luxury and Convenience of Apartment Living An exceptional four-bedroom, 4 bathroom elevated ground-floor residence in the prestigious Valgrande development, Sotogrande Alto.Offering the proportions, privacy and lifestyle of a luxury villa, yet with all the convenience, security and outstanding facilities of an exclusive residential complex, this impressive property offers the best of both worlds. With a registered constructed area of 445.66 m², including terrace, the residence is exceptionally spacious, with beautifully proportioned rooms and generous outdoor living areas. The apartment features an elegant entrance hall, expansive living and dining spaces, a separate kitchen with adjoining laundry room and pantry, and four generously sized bedrooms, each with its own en-suite bathroom and dressing area. One of the bedrooms is currently used as a stylish chill-out and music room, highlighting the flexibility of the accommodation. The large terrace provides wonderful space for outdoor dining, entertaining or simply relaxing in the peaceful surroundings. The generous proportions and single-level layout create the feeling of a private villa, without the responsibilities of maintaining an independent property. Exceptional Privacy, Parking and Practicality With only three apartments in the entire building, this residence offers a level of exclusivity and privacy rarely found within an apartment development.The property benefits from two generously sized private parking spaces and a large storage room, with

convenient lift access from the garage level directly up to the apartment floor. An additional advantage is the ample guest parking, with direct access to the apartment, making visits, shopping deliveries and the unloading of larger items exceptionally straightforward. This thoughtful combination of privacy, accessibility and practicality makes the property particularly appealing for those seeking the independence and ease of villa living without the maintenance demands of a standalone home. Resort-Style Facilities at Valgrande Set within approximately 11 hectares of private grounds, including five hectares of beautifully landscaped Mediterranean gardens, Valgrande is widely regarded as one of Sotogrande's most desirable gated residential communities. Residents enjoy an outstanding selection of facilities, including: 3 swimming pools, surrounded by beautifully maintained gardens and sunbathing areas. Heated indoor swimming pool and spa, with jacuzzi, sauna and Turkish bath. Fully equipped gymnasium and wellness facilities. Padel tennis courts and golf putting practice greens. 24-hour gated security, controlled access and concierge services. Extensive landscaped gardens, peaceful walking paths and green spaces. Communal social and recreational areas, offering opportunities for gatherings and relaxation. On-site maintenance and community management, providing convenience and peace of mind. An Exceptional Sotogrande Location Ideally situated opposite the world-renowned Real Club Valderrama, Valgrande enjoys a privileged setting in Sotogrande Alto, surrounded by some of Europe's finest golf courses. Sotogrande Marina, beach clubs, polo facilities, international schools, restaurants and the Mediterranean coastline are all within easy reach. Villa-Style Living Without the Upkeep What makes this residence particularly appealing is its ability to deliver the space, privacy and comfort normally associated with a substantial villa, combined with the simplicity of a secure, professionally maintained apartment community. With just three residences in the building, generous private accommodation, excellent parking and storage facilities, and effortless access for guests and deliveries, the property offers a particularly convenient lifestyle. For buyers seeking a permanent residence, an elegant lock-up-and-leave holiday home or a spacious family retreat, this property offers an exceptional lifestyle in one ?of ?Sotogrande's ?most ?established ?luxury developments. A rare ?opportunity ?to enjoy villa-sized living, exceptional ?privacy and ?the facilities ?of ?a private resort, all ?within ?the ?security ?and ?convenience ?of ?Valgrande.

24 Hour Reception	24 Hour Reception	Barbeque
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Gym
Lift	Marble Flooring	Paddle Tennis
Private Terrace	Storage Room	WiFi