



22.500.000 €



### Description:

This stunning luxury villa will be located in the prestigious La Reserva area of Sotogrande, Cadiz. With 9 bedrooms and 8 bathrooms, this spacious property offers the perfect combination of elegance and comfort. The villa sits on a generous plot of 10,126 square meters and boasts a total built area of 4,232 square meters, including an expansive 727 square meter terrace.

As you enter the villa, you are greeted by a grand entrance hall that leads to the various living areas. The villa features a fully fitted kitchen, perfect for preparing gourmet meals, and a separate dining room for formal entertaining. The living room offers a cozy fireplace, creating a warm and inviting atmosphere.

The property is designed with luxury and convenience in mind. It includes a basement, ideal for additional storage or as a recreational space. There is also a guest room, providing privacy and comfort for visitors. The villa is equipped with modern amenities such as air conditioning, double glazing, and a video entrance system for added security.

One of the standout features of this villa is the stunning sea and golf

### Characteristics:

<b>Setting:</b>	Close To Golf, Close To Port, Close To Town
<b>Orientation:</b>	South East
<b>Condition:</b>	Excellent, New Construction
<b>Pool:</b>	Private, Indoor, Heated
<b>Climate Control:</b>	Air Conditioning, Fireplace, U/F/H Bathrooms
<b>Views:</b>	Sea, Golf, Panoramic, Garden, Pool

### Location: SOTOGRANDE

Type of the property	Villa
Bedrooms	9
Bathrooms	9
Built	4232m <sup>2</sup>
Terrace	727m <sup>2</sup>
Plot area	10126m <sup>2</sup>