

The Villa

A luxury 700 sq.m. 6 bedroom villa with stunning and unspoiled views of the Mediterranean sea, situated in one of the most sought after and idyllic parts of Spain Andalusia Costa Del Sol, Sotogrande. Surrounded by fantastic European Tour golf courses including Valderama, Almernara, Soto Grande and La Reserva, this stunning villa sits in this green Hamlet of luxury and serenity.



Front elevation - entrance porch, marble floor large entrance hall with high ceiling with Mezzanine, 6 light chandelier, Multiple electric points and utility cupboard with Wireless internet point. 4 windows, bathroom with shower, access to double garage. Sweeping staircase to left leading to first floor and cellar.

Kitchen - fully integrated oven with electric hob, separate fridge freezer washing machine, dishwasher, leading to a separate dining room with table and 3 large windows overlooking the rear garden and pool area.

Dining room - Large dining table and chairs that sits 12 people. 3 Large windows including patio window leading to garden and pool area connected to lounge and kitchen.

Living Room - 52 inches television (satellite channels, view overlooking the golf course and Mediterranean sea.

Bedroom 1 - leading from entrance hall to the left, double bed (can be separated) fully fitted and integrated cupboards and wardrobes, large patio window leading to garden patio area with rear elevation views of the Mediterranean sea.

First Floor - Mezzanine landing overlooking hallway. Door at top of stairs leading to separate balcony terrace with front elevation views, table and chairs. Large bathroom with over-bath shower and double sink with B-day.

Bedroom 2 - King size bed, fully integrated wardrobes large window leading to balcony terrace with rear views of the Mediterranean sea and Soto Grande golf course.

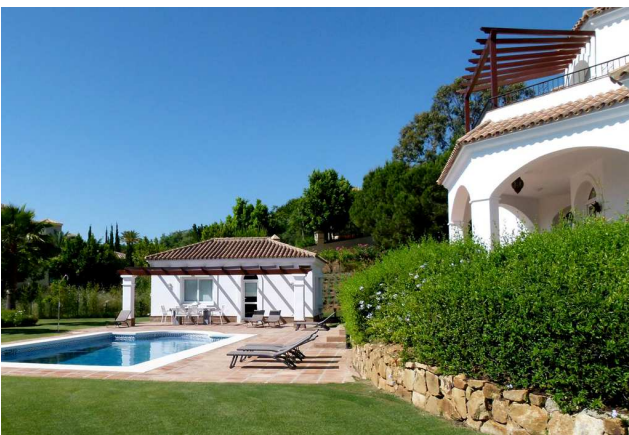
Bedroom 3 - Master bedroom split into two areas, dressing area and master bedroom, dressing area leads to en suite with double sink and separate shower. Dressing area can also be used as office space. Master bedroom has Cable and fitted TV, 5 large windows leading to balcony private terrace, table and chairs and stunning views of the Mediterranean sea.

Bedroom 4 - Double room with ensuite, separate shower and double sink, 2 large windows leading to balcony terrace with table and chairs, views to front and rear elevation.

Basement - With 2 additional bedrooms and bathroom with shower, twin single beds in each leading to large play area with new table tennis table, pool table and home cinema.

Rear Garden - 2,500sq.m. Irrigated, landscaped gardens and terraces with BBQ area. Large swimming pool complete with guest house including 2 additional bedrooms with bathroom and shower only.







Utilities and functionality -

Security controlled gate

Wifi inside and outside

2500sq.m. mature garden

Air conditioning in each room

Bloomberg, CNN, channel 4, CD player, MP3 players

Kitchen coffee makers, dishwasher, cooker, ceramic hob, oven, microwave, fridge freezer, washing machine.

Laundry room (in garage)

Cleaning and laundry service*

8 single beds, 3 double beds

Linen and towels provided

Home cinema (5.1 sound system, 220cm projection screen)

Pool table

Table tennis table

Safe box

Swimming pool with 10 chaise lounges

Pool side shower

Double garage

Access to property - car advisable

Self - catering

NO SMOKING INSIDE THE VILLA

No pets allowed

* House and room cleaning service included (3 hours per day / 6 days per week, no service on Sunday).
Leaving day cleaning and pool maintenance.

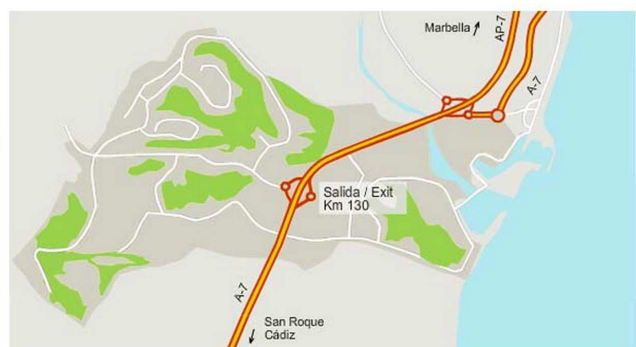
Location -

Sotogrande is located in the municipality of San Roque (province of Cadiz) and is connected by highway to Marbella, Malaga, Costa Del Sol, Jerez, Cadiz and Seville.

The closest International airports are Gibraltar, (15 minutes), Malaga (1 hour) and Jerez (1 hour).

Sotogrande is one of the finest locations in Andalusia on the Costa Del Sol. This residential area with first class luxury properties and leisure options located in a setting that was designed and inspired by a particular vision of how life should be lived.

Sotogrande is well communicated with high quality infrastructure services and a warm climate all year round. Famous for its golf courses and polo fields, it has become an exceptional place to live or spend time. Sotogrande boasts a leisure harbor with an array of restaurants and bars offering different foods and cultures.



Activities -

5 Golf courses within two to ten minutes from the villa, including the world famous Valderrama (Ryder Cup, Masters), Almenara and La Reserva

The Sotogrande Golf Academy: classes for inexperienced players

3 Polo fields where international tournaments are held - Prince Charles and his sons are frequent visitors

2 Tennis and Paddle Tennis Clubs

2 Beach Clubs with incredible views up the coast of Spain and to Gibraltar

An Equestrian Club

Watersports: jet-ski, boating...

Beach or lakeside relaxation

Historic sights and famous 'white villages'

The rock of Gibraltar is only 15 km far

Day tour in Tangier, Morocco

Good nightlife: Sotogrande Marina, Marbella, Puerto Banus...



Rates -

MAY/JUNE: €3,710/week

JULY: €5,565/week

AUGUST: €6,685/week

SEPTEMBER: €5,565/week

Please enquire for other periods and long term rentals.

Check-in: not before 3pm / Check-out: not after 10am

Prices in Euros and subject to change

50% non refundable deposit required to confirm booking

Full payment required if booking is less than 2 months prior to arrival

Any cancellation must be notified in writing

Refundable security deposit : €2,500

Services included: electricity, gas, water / Linen and towels / House and room cleaning service included (3 hours per day / 6 days per week, no service on Sunday) / Leaving day cleaning and pool maintenance

Not included: food, drinks, optional services

INFORMATION / BOOKING:
WWW.SOTOGRADEALTO.COM