

## Sales - House - Estepona

810.000€

Estepona

House



4



4



320 m2



90 m2

Villa on Calle Almenara — Sotogrande Alto Location: Almenara Urbanization, in Sotogrande Alto (San Roque, Cádiz, Spain), one of the most exclusive residential areas, next to Almenara Golf courses and with easy access to the SO/ Sotogrande Hotel, the beach and all local services. Layout (3 floors): Ground floor: • Spacious entrance hall • Bright living and dining area with large windows opening onto the garden • Independent or open-plan kitchen with office area • Direct access to terrace and swimming pool area • Guest toilet First floor: • Master bedroom suite with en-suite bathroom and private terrace • 2 double bedrooms with built-in wardrobes • Full bathrooms serving each bedroom Lower floor / basement: • Versatile additional space (gym, games room or home cinema) • Storage room / laundry area • Garage or covered parking (depending on the layout) Plot and outdoor areas: Private plot with well-maintained gardens, swimming pool and outdoor areas ideal for barbecues and relaxation. Plots in Almenara are typically generous, offering privacy and, in many cases, views of the golf course or the sea. Qualities and features: Air conditioning and heating Marble or high-end porcelain flooring Large windows providing abundant natural light Possibility of an internal lift (depending on the project) Style: Villas in Almenara often combine elegant Mediterranean architecture with contemporary touches, open-plan spaces and a seamless connection between indoor and outdoor living, perfectly suited to the local climate and ideal for family living or entertaining guests.

### Setting

- ✓ Town
- ✓ Country
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Sea
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating

### Garden

- ✓ Communal

### Orientation

- ✓ East
- ✓ South

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Beach
- ✓ Port
- ✓ Garden
- ✓ Pool
- ✓ Street

### Security

- ✓ Gated Complex

### Condition

- ✓ Excellent

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Storage Room
- ✓ Barbeque
- ✓ Courtesy Bus

### Parking

- ✓ Garage

### Pool

- ✓ Communal

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Holiday Homes













