



## Detached Villa for sale in Estepona, Estepona

**810,000 €**Reference: R5289490   Bedrooms: 4   Bathrooms: 4   Plot Size: 90m<sup>2</sup>   Build Size: 320m<sup>2</sup>



## Costa de la Luz, Sotogrande Alto

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.

## Features:

Features	Orientation	Climate Control
Near Transport	East	Air Conditioning
Storage Room	South	Central Heating
Fitted Wardrobes		
Barbeque		
Courtesy Bus		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Urbanisation	
Garden	Close To Sea	
Pool		
Golf		
Beach		
Port		
Street		
Pool	Kitchen	Garden
Communal	Fully Fitted	Communal
Security	Parking	Category
Gated Complex	Garage	Holiday Homes