

Villa in Sotogrande Costa

Reference: R5414845



Bedrooms: 4

Bathrooms: 4

M² Build size: 278

Price: 695,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 490





Overview:

Welcome to an unparalleled opportunity presented by Luxury Realty: a magnificent semi-detached villa, perfectly positioned within Villas de Paniagua, one of Sotogrande's most exclusive and serene residential enclaves. Nestled right beside the iconic Sotogrande church, this property offers not just a home, but a lifestyle of refined elegance and tranquility, ideal for discerning families seeking space, comfort, and prestige in Southern Spain.

This beautifully crafted "chalet pareado" spans an impressive 278 m² of meticulously designed living space, set upon a generous 490 m² plot. From the moment you arrive, you are embraced by a sense of calm, surrounded by lush, tree-lined avenues, manicured parks, and enchanting gardens. Built in 2005, this residence combines timeless architectural appeal with contemporary amenities, ensuring a living experience of exceptional quality, abundant natural light, and serene privacy.

Key Features of this Distinguished Residence

- **Generous Proportions:** A substantial 278 m² of built area spread over two thoughtfully designed floors, offering expansive living spaces for every family member.
- **Ample Accommodation:** Boasting 4 well-appointed bedrooms and 4 luxurious bathrooms, providing comfort and privacy for residents and guests alike.
- **Seamless Indoor-Outdoor Living:** Enjoy a private garden oasis with direct, convenient access to the impeccably maintained communal gardens and a sparkling swimming pool, perfect for leisure and recreation.
- **Inviting Outdoor Sanctuary:** A private porch, directly accessible from the main living area, creates an ideal setting for al fresco dining, entertaining, or simply unwinding in the gentle Mediterranean breeze.
- **Superior Construction:** Constructed to the highest standards, featuring double glazing throughout, ensuring excellent thermal insulation and acoustic privacy for year-round comfort.
- **Efficient Climate Control:** Equipped with natural gas central heating, providing warmth and comfort during cooler months.
- **Thoughtful Storage Solutions:** Integrated fitted wardrobes in all bedrooms offer ample and discreet storage.
- **Secure Parking:** A private garage is included, offering convenience and peace of mind.
- **Optimal Orientation:** Enjoy abundant morning and early afternoon sunlight with a desirable East orientation.
- **Modern Construction:** Built in 2005, blending classic charm with modern infrastructure.

Detailed Layout: A Harmony of Space and Functionality

Ground Floor: Elegance Meets Everyday Living

The journey through this exceptional villa begins with a welcoming entrance hall, complete with a discreetly located guest toilet, setting a tone of understated elegance. Adjacent to this, you will discover an independent, fully equipped gourmet kitchen, a culinary haven designed with both aesthetics and practicality in mind. It features top-tier appliances and ample counter space, complemented by a dedicated laundry area for utmost convenience.

The heart of the home is undoubtedly the spectacular open-plan living and dining room. This expansive space is bathed in natural light and meticulously designed to facilitate both grand entertaining and intimate family moments. Large glass doors seamlessly connect this vibrant indoor area to the private porch, which in turn leads directly to your private garden and the inviting communal swimming pool. This floor also hosts a comfortable bedroom with its own elegant en-suite bathroom – a perfect sanctuary for guests, an ideal home office, or perfectly suited for individuals with reduced mobility, ensuring comfort and accessibility for all.

First Floor: Private Retreats with Panoramic Views

Ascending to the first floor, you will find three further generously proportioned bedrooms, each offering a tranquil retreat with ample space and natural light. These share access to a beautifully appointed full bathroom, designed with contemporary fixtures and finishes. The highlight of this level is the opulent master bedroom, a true haven of relaxation. It boasts a lavish en-suite bathroom, finished to the highest standards of luxury and design, providing a spa-like experience within your own home. Furthermore, the master suite features direct access to private terraces, offering breathtaking open views of the surrounding green landscapes – an idyllic spot for a morning coffee or an evening aperitif, enveloped by absolute peace and nature.

Lifestyle & Location: The Allure of Sotogrande Costa

This magnificent villa is strategically situated in a distinguished, secure, and family-friendly neighborhood within Sotogrande Costa, the prestigious coastal area of Sotogrande in Southern Spain. Villas de Paniagua offers the ultimate blend of peaceful residential living with unparalleled convenience. Here, all essential services and luxury amenities are just a short stroll or a few minutes' drive away, including boutique shops, fine dining establishments, international schools, world-class golf courses, and the vibrant Sotogrande Marina.

Sotogrande is renowned globally for its exclusive lifestyle, attracting an international community drawn to its exceptional sporting facilities – including some of Europe's finest golf courses, world-class polo fields, and the prestigious Santa María Polo Club. The area also offers superb yachting opportunities from its stunning marina, and access to pristine beaches along the Mediterranean coast.

Living in Sotogrande, and particularly within the tranquil embrace of Villas de Paniagua, means enjoying the very best of Southern Spain's climate and culture. It's an ideal setting for those seeking a harmonious blend of expansive living spaces, uncompromising quality of life, and serene tranquility, all without sacrificing immediate access to convenience and sophisticated leisure activities. The robust security infrastructure of Sotogrande further enhances its appeal as a safe haven for families.

An Unmissable Opportunity

This semi-detached villa represents a rare opportunity to acquire a spacious, meticulously maintained, and exceptionally well-built family home in one of Sotogrande's most sought-after and peaceful residential areas. Its combination of generous interior space, private outdoor areas, access to communal facilities, and its prime location within Sotogrande Costa makes it an irresistible proposition for those aspiring to an elevated lifestyle in Southern Spain.

Luxury Realty highly recommends a personal viewing to fully appreciate the charm, quality, and serene ambiance of this outstanding property. Contact us today to schedule your private tour and discover your new dream home.

Features:

None, Pool, Private garden, None, Alarm system, Parking