

## Villa zum Verkauf in Estepona, Costa del Sol

---

4 Schlafzimmer | 4 Badezimmer | 320 m<sup>2</sup> Wohnfläche | 90 m<sup>2</sup> Landfläche | **Garage** Ya | **Garten** Ya | **Pool** Ya |

### Beschreibung der Immobilie

---

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