



## Townhouse for sale in Sotogrande Alto, Sotogrande

850,000 €

Reference: R5143378 Bedrooms: 4 Bathrooms: 4 Plot Size: 90m<sup>2</sup> Build Size: 320m<sup>2</sup>





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## Costa de la Luz, Sotogrande Alto

This impressive four-bedroom town house is found in the sought-after area of Almenara, Sotogrande Alto, in Cadiz. It stands out for its amazing front line golf position, giving you fantastic views of the countryside, the golf course, and even the mountains. The property is part of a gated community, so it's safe and private, and it's also really close to shops, schools, playgrounds, the beach, and transport links, making it ideal for families or anyone who wants everything nearby. Inside, the house is spacious with 320m<sup>2</sup> built and 240m<sup>2</sup> of interior space, plus a 90m<sup>2</sup> plot. There are four bedrooms and four bathrooms, two of which are en-suite, as well as a guest toilet and a separate guest apartment. The living areas are bright and comfortable, featuring a large living room with a cosy fireplace, a separate dining room, and an office room for working from home. The kitchen is fully fitted and equipped, with an open plan layout, a handy utility room, and a laundry room. There's also marble flooring, underfloor heating throughout, air conditioning, gas heating, and fitted wardrobes in the bedrooms. The house is perfect for relaxing and entertaining, with a private terrace, both covered and uncovered areas, a barbecue, a ground floor patio, a balcony, and glass doors letting in lots of natural light. There's also a private garage, automatic irrigation system for the garden, satellite TV, high-speed fibre optic internet, and Wi-Fi. You can enjoy beautiful views of the garden, pool, countryside, and golf course from different spots around the house. Pets are allowed too, and optional furniture means you can move straight in if you want. Security is top-notch with 24-hour service, video entrance, and the gated community. The property is in excellent condition and is fully furnished, so you don't need to worry about a thing. Whether you want to be close to the golf, beach, shops, port, or town, this town house offers the perfect mix of comfort, convenience, and style in one of Sotogrande's best areas.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Guest Apartment  
Utility Room  
Barbeque  
Fiber Optic

### Views

Country  
Garden  
Pool  
Golf

### Furniture

Fully Furnished  
Optional

### Parking

Private

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Category

Golf

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent

### Security

Gated Complex  
24 Hour Security  
Entry Phone