



MG Grupo Inmobiliario

C/ Administrador Gutiérrez Anaya 1 modulo 246
Sevilla

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reference: 121-OF-020

property type: villa

sale/rent: for sale

price: 1.590.000 €

condition: new



address: Fátiga 17

Nº: floor: 0

town: San Roque

province: Cádiz

postal code: 11310

zone: Sotogrande Alto



sqm built:	666	elevator:	no	floor:	porcellaneous
living area:	0	swimming pool:	yes	air conditioner:	
plot sq.meters:	1200	garages:	2	hot water:	centralized
sqm terrace:	100	terraces:	6	fuel:	
bedrooms:	6	storage room:	yes	orientation:	south
bathrooms:	6	garden:	yes	antiquity:	
toilets:	0	courtyard:	yes	outward/inward:	
cupboards:	3	furnished:	yes	community fees/month:	70

description:

Avant-garde style villa in Sotogrande Alto This villa built in 2007, completely renovated in 2022, is located in one of the most exclusive urbanizations in Spain. Magnificent internationally renowned golf courses, marina, Sotogrande international school, private security and countless additional services typical of this type of development. On a plot of 1200 m², due to its very discreet location, we find a modern building of 600 m², with four levels for well-differentiated uses. The house has an elevator (updated with its corresponding certificate from the Junta de Andalucía), underfloor heating, a large fireplace, security glazing on the windows, updated electrical installation (2022). At the entrance level there is the automated gate that leads us into the property, for access to the different exterior terraces and the interior parking spaces, with their respective automated doors. On the ground floor there are two multipurpose rooms, depending on the needs. First floor of 200 m² practically diaphanous, where the main thing is light, which enters through its large floor-to-ceiling windows placed to take advantage of all hours of the day. On this floor we have a kitchen furnished and equipped with the latest generation appliances (2022), spacious and open. Furnished room with different environments according to the needs. Second floor of 200 m², in this we find 5 very large rooms with their respective bathrooms en suite, all furnished and ready for use. Third floor of 100 m², on this floor is the large master bedroom, with its corresponding dressing room and bathroom en suite with shower and hydromassage bathtub. The entire construction has several terraces at all levels and with different orientations. Outside, a large 66 m² swimming pool with a waterfall and a solarium in an incomparable setting.