Holmes Sotogrande
PROPERTY SALES

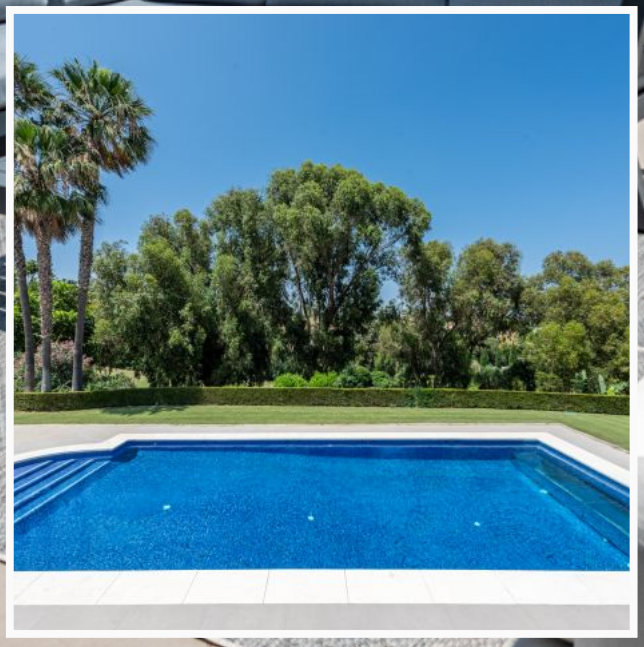
Almenara Golf
Sotogrande Alto

EXQUISITE FRONTLINE GOLF VILLA WITH PANORAMIC SEA VIEWS IN SOTOGRANDE ALTO

This grand family villa, situated in the prestigious Almenara Golf enclave of Sotogrande Alto, epitomises refined living and exclusivity. Set on a generous plot of 2,988m², the property boasts a commanding position on a private street, within walking distance to the SO/Sotogrande Hotel and near the Sotogrande International School. The villa's elegant façade is complemented by breathtaking views across the golf course and the Mediterranean Sea.

The villa's expansive 699m² built area is thoughtfully distributed across multiple levels, providing five comfortable bedrooms, each with its own en-suite bathroom, and an additional guest toilet. The main floor features a magnificent living room with high ceilings and dining room and a large, fully fitted kitchen. The living spaces open onto a raised, wrap-around terrace, perfectly positioned to overlook the mature gardens and the private swimming pool. The lower level includes a versatile games room, a wine cellar, and a spacious basement, while the extensive double garage ensures ample parking and storage.

Every detail of this residence has been meticulously curated to offer the utmost in comfort and convenience. The villa is equipped with underfloor heating throughout, air conditioning, marble floors, and double glazing for year-round enjoyment. Security is paramount, with a gated community, alarm system, and secure entrance. Additional features include a utility and laundry room, fitted wardrobes, fibre optic internet, mains electricity and water, and an automatic irrigation system for the lush, mature gardens. The purpose-built summer kitchen and barbecue area, easily accessed from the main kitchen, provide the perfect setting for al fresco entertaining.



- Air conditioning
- Alarm
- Automatic irrigation system
- Balcony
- Barbecue
- Basement
- Close to golf
- Close to schools
- Covered terrace
- Dining room
- Double glazing
- Excellent condition
- Fitted wardrobes
- Front line golf
- Fully fitted kitchen
- Games Room
- Garden view
- Gated community
- Glass Doors
- Golf view
- Guest toilet
- Inside Golf Resort
- Internet - Fibre optic
- Internet - Wi-Fi
- Laundry room
- Living room
- Mains electricity supply
- Mains water supply
- Marble floors
- Mature gardens
- Mountainside
- Parking included
- Private terrace
- Sea view
- Security entrance
- Separate dining room
- Storage room
- Telephone
- Uncovered terrace
- Underfloor heating (throughout)
- Utility room
- Wine Cellar

VILLA FOR SALE
ALMENARA GOLF, SOTOGRANDE ALTO

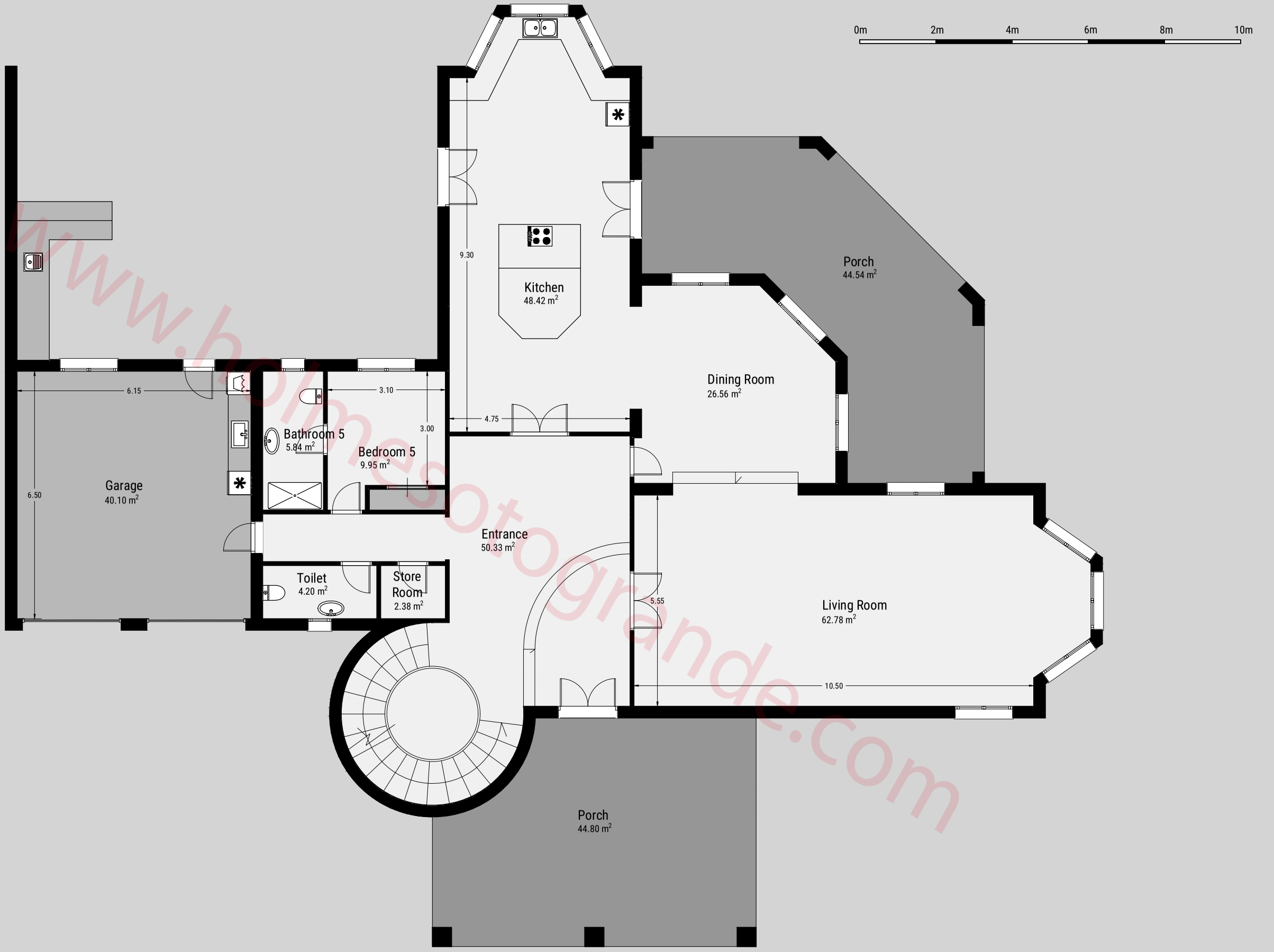
2.895.000 €

5	5	2988 m²	699 m²	629 m²	70 m²

Sotogrande - Villa

5 Bedrooms / 5 Bathrooms

Ground Floor



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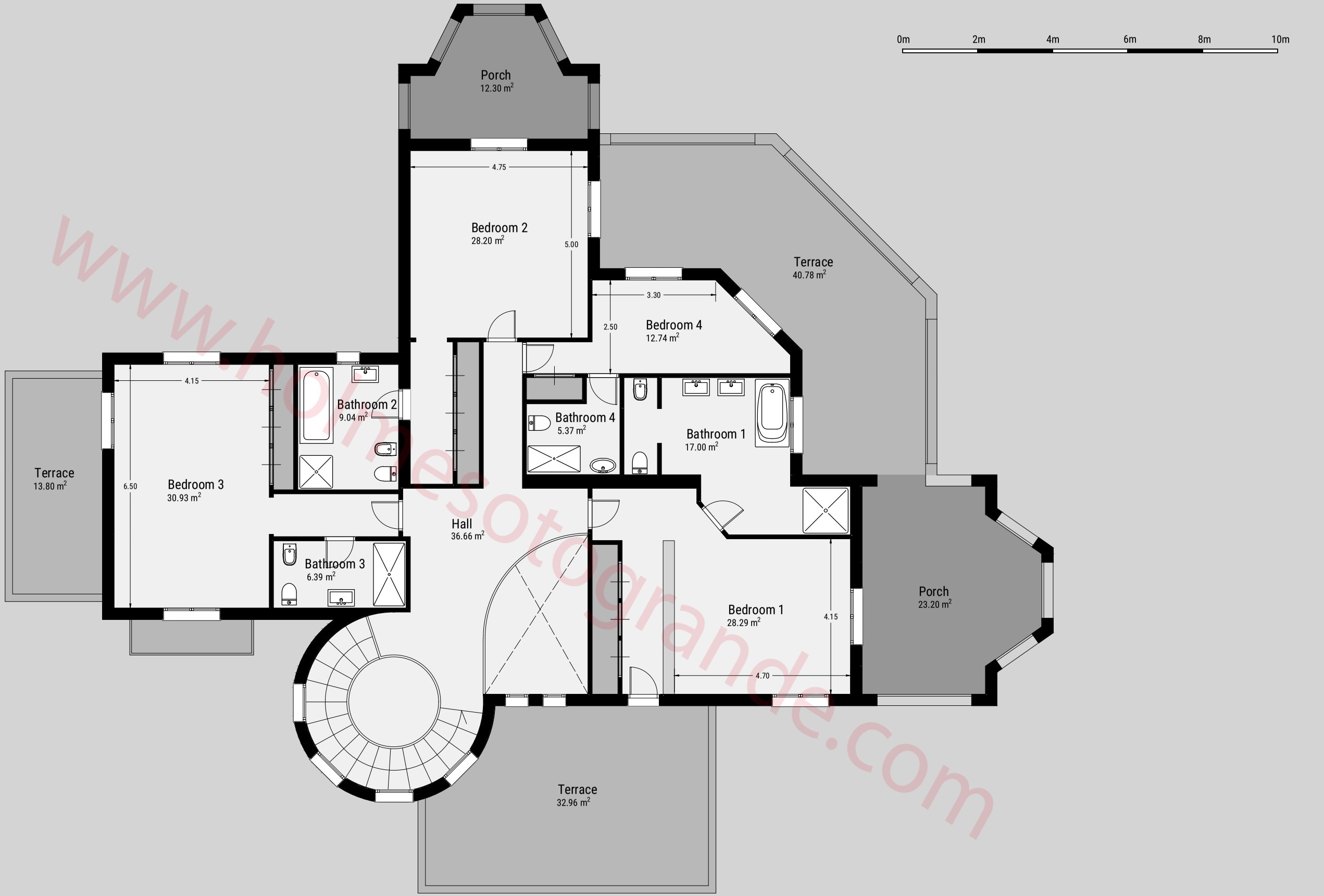
This floorplan was created for illustrative purposes only. Neither the vendor nor the real estate agent guarantees the correctness of the measurements. The floor plan depicted may differ in size and shape from the actual property.

Sotogrande - Villa

5 Bedrooms / 5 Bathrooms

Top Floor



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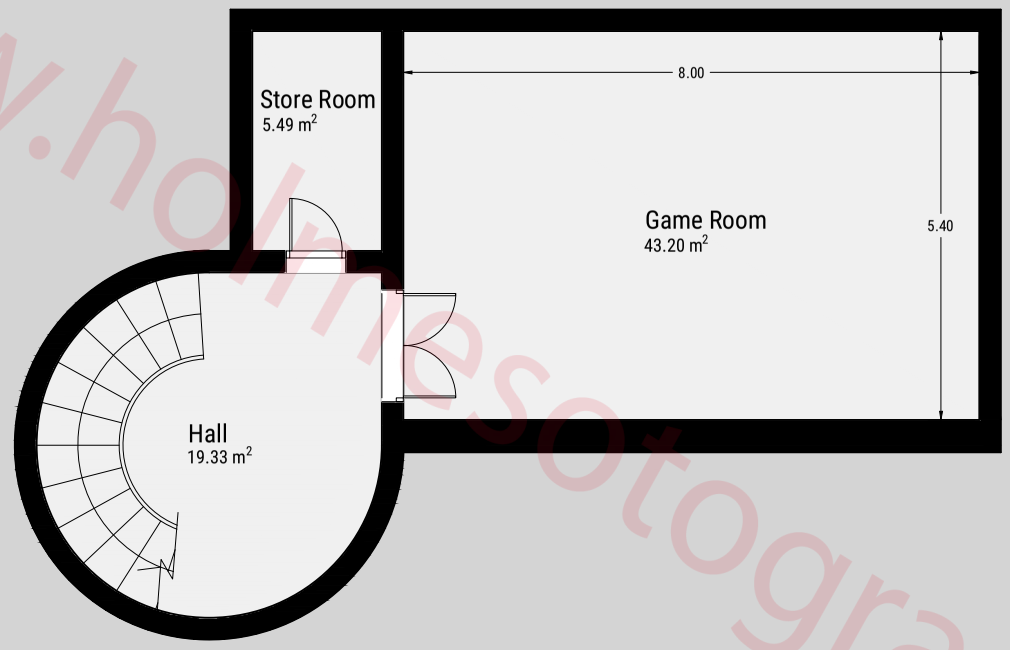
Sotogrande - Villa

5 Bedrooms / 5 Bathrooms

Basement Floor



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Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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