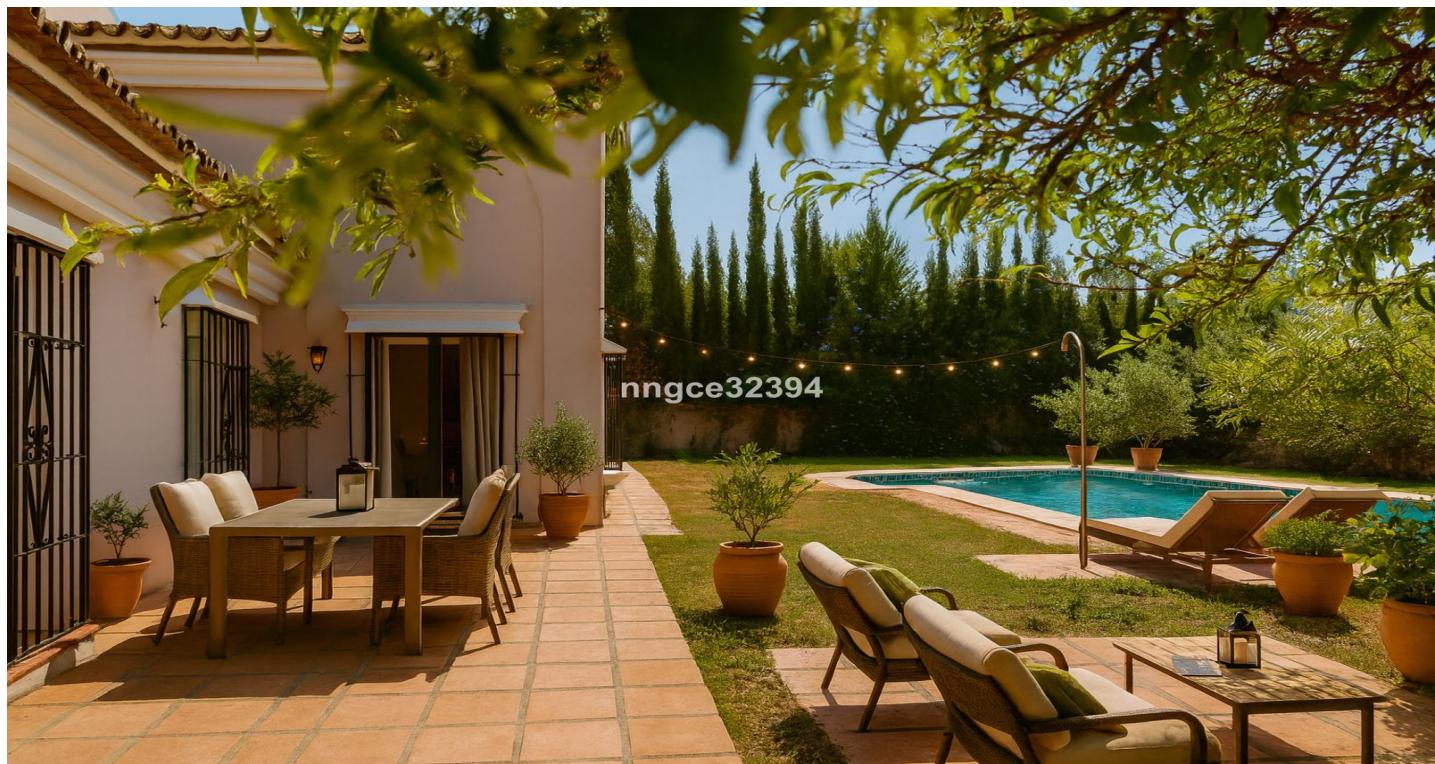


Reference: R5177659



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



# Detached Villa in Sotogrande

Price € 899,000

Bedrooms	7
Bathrooms	5
Build Size	388 m <sup>2</sup>
Terrace	250 m <sup>2</sup>
Plot Size	2246 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Suburban
- ✓ Beachside
- ✓ Port
- ✓ Village
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ North
- ✓ West
- ✓ North West

## CONDITION

- ✓ Good
- ✓ Fair
- ✓ Renovation Required
- ✓ Restoration Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Courtyard
- ✓ Forest

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Tennis Court
- ✓ Guest Apartment
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Day Care
- ✓ Staff Accommodation
- ✓ Near Church
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished
- ✓ Optional

**KITCHEN**

- ✓ Fully Fitted

**GARDEN**

- ✓ Private

**SECURITY**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

**PARKING**

- ✓ Garage
- ✓ More Than One
- ✓ EV charge point

**UTILITIES**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

- ✓ Solar water heating

**CATEGORY**

- ✓ Bargain
- ✓ Cheap
- ✓ Golf

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury

- ✓ Off Plan
- ✓ Reduced
- ✓ Resale

## Tuscan-Mediterranean Villa with Endless Possibilities in Prestigious Sotogrande Zone A

In the heart of Sotogrande's most sought-after gated enclave, just moments from sandy beaches, boutique shops, and the world-class Marina, lies this expansive 7-bedroom, 5-bathroom Tuscan-inspired estate. Set on a magnificent garden plot reminiscent of a private Eden, the property is shaded by mature fruit trees and framed by sweeping views—an idyllic canvas for your dream Mediterranean lifestyle.

Behind the gated entrance, a generous courtyard welcomes you, offering secure enclosed parking for 4-5 cars and a sun-filled open space perfect for children, pets, or leisurely afternoons with a book. The home's architecture reflects classic Mediterranean warmth with high ceilings, oversized rooms, and versatile layouts designed to adapt to every need.

### Interior Highlights

A large, modern kitchen with abundant storage, connected directly to the courtyard for effortless entertaining.

Ground level living with 4-5 bedrooms and 3 bathrooms (2 ensuite).

A private courtyard-entry suite with two adjoining rooms, ideal for a guest wing, home office, in-law quarters, or live-in staff.

A spacious en-suite with garden access, easily reimagined as a home gym, art studio, or children's playroom.

Two additional bedrooms on the opposite wing, sharing a full bathroom and a powder room.

Expansive entertaining areas, bathed in natural light, perfect for gatherings both intimate and grand.

### Outdoor Living

The rear garden is the property's crown jewel: a sprawling landscaped retreat with towering cypress trees on side and open sprawling views, a classic Italian-style swimming pool, and vast terraces for year-round outdoor living. This is a

space designed for alfresco dining, summer celebrations, or tranquil mornings surrounded by nature.

#### Upstairs Retreat

The entire upper level is devoted to a private master suite, complete with a walk-in closet and ensuite bathroom. An additional oversized room connects seamlessly to the rooftop entertainment areas and viewing decks, offering panoramic vistas and limitless potential for a sky lounge, yoga terrace, or star-gazing retreat.

#### Investment Potential

While the villa is move-in ready, it invites imagination—requiring some TLC to unlock its full grandeur. With similar homes on comparable plots in Sotogrande priced between €1.7M and €6M, this property represents a rare opportunity: a vast, private estate with the flexibility to tailor and expand into the ultimate Mediterranean haven.

#### Key Features at a Glance

7 bedrooms | 5 bathrooms

Spacious garden plot with fruit trees

Classic pool with cypress backdrop

Secure gated parking for 4-5 cars

Versatile guest/in-law suite with private entrance

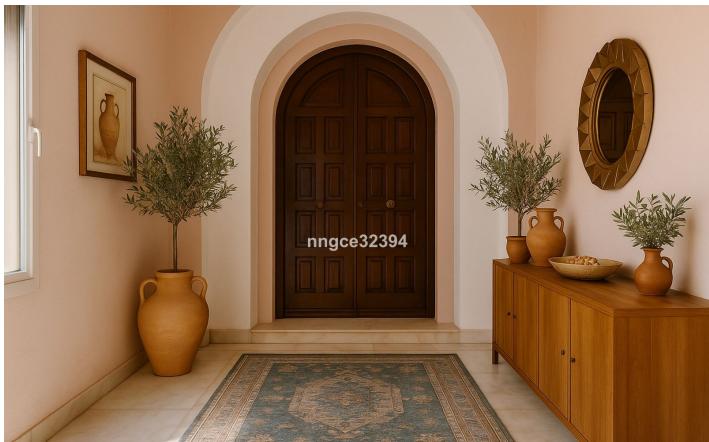
Rooftop terraces and entertainment decks

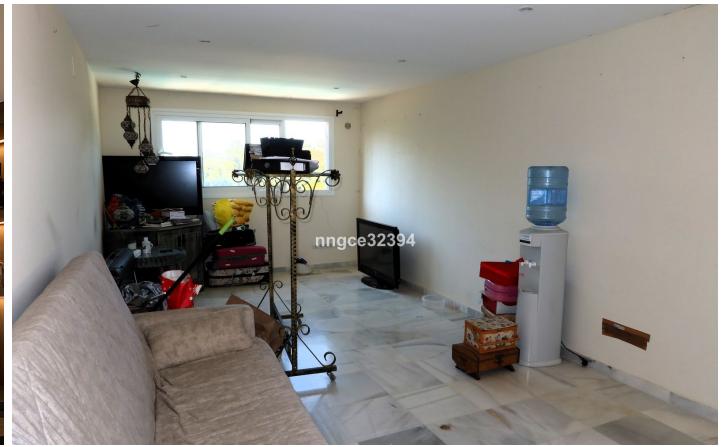
Prime beachside location near shops, schools, and Sotogrande Marina

A property of this scale, privacy, and possibility rarely comes to market in Sotogrande. Whether envisioned as a family estate, modernized luxury villa, or creative retreat, it offers a lifestyle of sophistication and endless opportunity.

[View Property Online](#)

## GALLERY







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