

# Townhouse in Sotogrande

Price € 765,000

|            |                    |
|------------|--------------------|
| Bedrooms   | 4                  |
| Bathrooms  | 4                  |
| Build Size | 275 m <sup>2</sup> |
| Terrace    | 35 m <sup>2</sup>  |
| Plot Size  | 310 m <sup>2</sup> |

## SETTING

- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Garage

## UTILITIES

✓ Electricity

✓ Drinkable Water

✓ Telephone

## CATEGORY

✓ Investment

✓ Luxury

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Discover this exclusive contemporary townhouse located in one of the most peaceful and prestigious areas of San Enrique de Guadiaro, just minutes from Sotogrande and adjacent to the renowned Ayala Polo Club. Surrounded by nature and offering excellent access to world-class golf courses, the marina, beautiful beaches, and prestigious polo clubs, this elegant home perfectly combines modern architecture, privacy, and an exceptional Mediterranean lifestyle in one of southern Spain's most desirable locations.

Offering 275 m<sup>2</sup> of built area and 250 m<sup>2</sup> of interior living space distributed across four levels, the property features four spacious bedrooms and four bathrooms, providing generous accommodation perfectly suited to modern family living. From the moment you enter, the home impresses with its contemporary design, large floor-to-ceiling windows, and abundant natural light, creating a bright, elegant, and welcoming atmosphere throughout.

The main floor features a spacious open-plan living and dining area seamlessly connected to the modern kitchen, creating the ideal setting for everyday living as well as entertaining family and friends. Large glass doors open directly onto the outdoor terraces, allowing indoor and outdoor living to blend effortlessly throughout the year.

The sleeping quarters are thoughtfully distributed across the different floors, providing privacy and independence for every member of the household. Each bedroom enjoys generous proportions, excellent natural light, and pleasant open views over the surrounding natural landscape.

One of the property's most outstanding features is its spectacular private rooftop solarium with its own swimming pool, creating an exclusive space to relax, sunbathe, entertain guests, or simply enjoy the peaceful surroundings and the exceptional Costa del Sol climate.

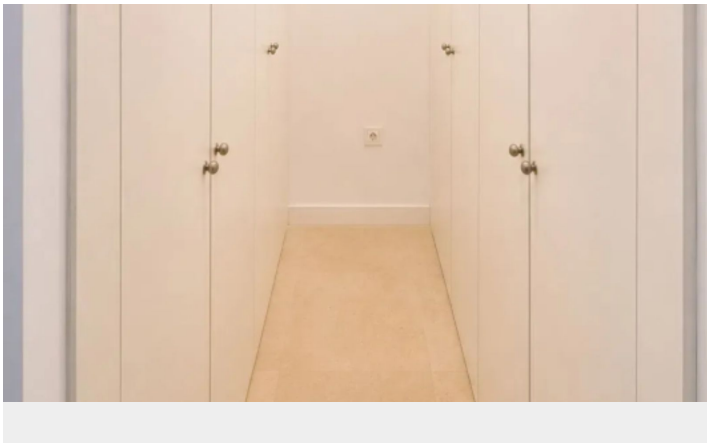
Additional features include several terraces, a balcony, a private garage space included in the price, a storage room, fitted wardrobes, central heating, air conditioning, and an east-facing orientation. Built in 2009 and presented in excellent condition, the property forms part of a beautifully maintained residential community with landscaped gardens, offering an exclusive and tranquil environment.

More than simply a home, this outstanding townhouse offers a unique opportunity to embrace the Mediterranean lifestyle in one of Sotogrande's most prestigious residential settings.

[View Property Online](#)

# GALLERY





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