

IDILIQ

ESTATES



R4969534

📍 Sotogrande Alto

REF# R4969534 590.000 €

BEDS

3

BATHS

3.5

BUILT

229 m²

PLOT

63 m²

TERRACE

35 m²

With a market that is short supplied, to find a great family home within the gated community of Sotogrande that really offers value, is rare. This large 3 bedroom, 3 1/2 bathroom property stands out as an “end of terrace” townhouse, ie on the corner. With side windows, and only 1 neighbour and views to Almenara Golf, at this frontline golf community. The grounds are impeccable and you practically have a private pool between 5 neighbours. All maintained by the community. These properties offer great charm as well as good location to SIS, Almenara Golf, and the So/Sotogrande Hotel. The 4 main factors that make this a great property are: 1) Size – its 229m² built, with >50m² of terraces and a 60m² garden; 2) The condition – with sellers that live in the property, money has been spent to maintain the property regularly e.g. servicing the Aircon, servicing the underfloor heating, regular general maintenance; 3) The potential to add value – some similar townhouses in the urbanization have converted the top floor to 2 bedrooms/1bathroom making the overall property a 4 bedroom. The kitchen/dining can easily be opened out; and, 4) Move in Ready – the price includes all furniture as well as a hot tub. Community fees at first glance are high at 475/month, however this includes all gardening and pool maintenance. Furthermore, this is a well run community that attracts similar owners who care to do things well. IBI is 663/yr. We recommend viewing or at least watching our video walk through to fully appreciate this property.

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