DREAM PROPERTY
MARBELLA

Ref. 808V

Modern villa in a unique location, Altos de Valderama

Sotogrande

€ 5.900.000

Estate type:	**Villa**	Area:	**1009 m2**
Terrace:	**m2**	Number of bathrooms:	**6**
Number of bedrooms:	**6**	Garage:	**Yes**
Pool:	**Yes**	Plot:	**2209 m²**
Air conditioning:	**Yes**	Television:	**Yes**
Close to golf courses:	**Yes**	Wi-Fi:	**Yes**

Located in one of the most exclusive areas of the Sotogrande district, this unique villa is the work of renowned architect Fran Silvestre.

The unique design of the house is evident from the very entrance, a perfect combination of style and comfort. Its luxurious interior houses more than 1,000 m2 of six spacious bedrooms, each with its own en-suite bathroom and dressing room. The bedrooms on the first floor have a spectacular view of the surrounding area, the prestigious Real Club Valderama.

The house has been designed according to the latest trends and with the highest standards of finishing and care for the environment. It is worth mentioning the use of modern geothermal and photovoltaic systems, which will guarantee zero electricity consumption. The high quality of the finishing materials and the exposure of the house also guarantee optimum temperature control.

Amenities available in the villa include, among others:

– an outdoor swimming pool of 12×5 metres,
– a heated indoor pool with LED lighting,
– a spa area with gym and sauna,
– cinema room.

It also has a lift that connects all floors, automatic lighting, air conditioning and garage.

Sotogrande has a number of advantages that make it one of the most sought after destinations for luxury living on the Costa del Sol. In fact, the town is known not only for its exclusivity, but also for its high level of security. The excellent infrastructure includes marinas, world-famous golf courses such as the Real Club Valderrama and modern sports and wellness centres.

The welcoming, international neighbourhood and prestigious international schools make Sotogrande an ideal destination for families with children. It is also the ideal place for lovers of sport and an active lifestyle, offering activities such as golf, polo, tennis and sailing.

Convenient transport links to nearby towns such as Marbella and Gibraltar make Sotogrande easily accessible from almost every corner. Gibraltar airport is less than 30 minutes away by car, while Malaga airport can be reached in just one hour.

Villa price: 5.900.000 €

If you are looking for a uniquely designed modern villa in an exceptional location, contact us to discuss the details of the offer today!
In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:
In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in

accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:
These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).
The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:
The amount of additional expenses must be agreed upon with the financial institution.
To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.

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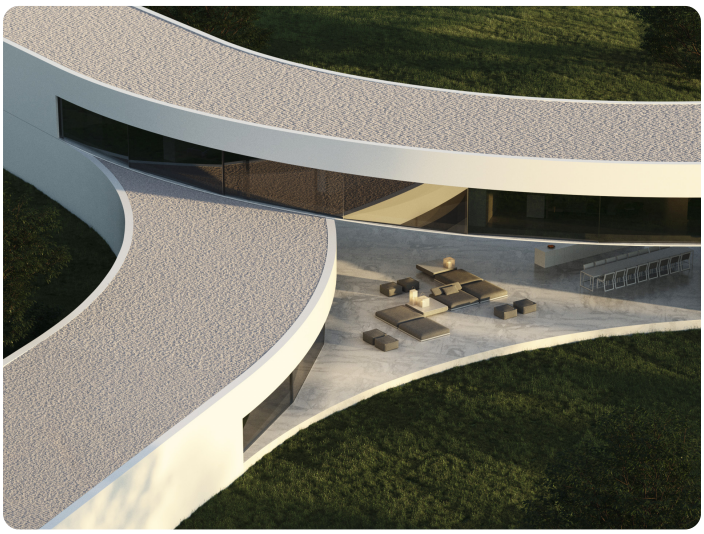

Dream Property Marbella 2010 S.L.U.
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