

# BROMLEY ESTATES

*Marbella*



## HOUSE 6 BEDROOMS 6 BATHROOMS IN SOTOGRANDE COSTA

📍 Sotogrande Costa

REF# BEMR4896979 €2,995,000

BEDS

6

BATHS

6

BUILT

613 m<sup>2</sup>

PLOT

1500 m<sup>2</sup>

TERRACE

400 m<sup>2</sup>

A Zone Modern Home with 6 Bedrooms, Key Ready!

If you understand the lay of the land in Sotogrande, you will know that there are 3 zones on the Costa side of Sotogrande – A Zone, B Zone, and Kings & Queens. The A Zone is known for being a leafy neighbourhood with quiet streets and great access to the beach (by bike or a gentle walk down the hill). It allows you to exit Costa side for the School run to Sotogrande International School, or to do the food shop in Pueblo Nuevo. What is more, it is very rare to find a modern home in the A Zone of this size at this price point.

The property has just been completed offering incredible volume and light – which is what luxury is all about. There is a wonderful central stairwell with huge glass panels letting light in. On the ground floor there are 2 bedrooms, an office (the 6th bedroom), and a very large open plan kitchen with huge island connected to the large central sitting room. The ground floor connects seamlessly to the outside world as well as a 2 car

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garage (48m<sup>2</sup>) along a corridor with utility area and downstairs w/c.

Upstairs you will find a huge master with walk in wardrobe and luxury en-suite bathroom. There are 2 more large bedrooms with en-suite. Indeed all the designated bedrooms have en-suite bathrooms finished to the highest level. There is a huge terrace each bedroom easily connects to via sliding doors.

Down from the central stairwell leads to a large basement which is more than 150m<sup>2</sup> delivered with underfloor heating installed, rendered walls, and electricity feed. Buyers will have to install their preferred flooring tiles and finish the bathroom which will have all plumbing installed. This offers incredible space with natural light at one end to make a gym, cinema room, or even further bedrooms. Already there are a Pool machine room (10m<sup>2</sup>), boiler room (8m<sup>2</sup>), and 3 storeroom (35m<sup>2</sup>).

To reiterate, each floor has underfloor heating. There is an Airflow A/C system installed.

Outside you have wonderful entertaining space with an outdoor kitchen area, shaded areas from high tension sails mounted, and a large grass area for kids to play. The centre-piece is the emerald tile pool with epoxy grouting (an expensive finish), such is the attention to detail throughout this property. All capturing lots of sunshine with the full South Orientation. Indeed there are solar panels for electric, hot water, and an inverter for the pool.

Ultimately, this property is all about scale – 613m<sup>2</sup> built, 150m<sup>2</sup> basement included, approx 400m<sup>2</sup> of terraces, and 1500m<sup>2</sup> of plot. All perfectly finished.

You would be hard pushed to find a property of equal stature and finish in this prime location.



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