



## Townhouse for sale in Sotogrande Alto, Sotogrande

850,000 €

Reference: R5002369   Bedrooms: 3   Build Size: 204m<sup>2</sup>   Terrace: 39m<sup>2</sup>





## Costa de la Luz, Sotogrande Alto

Discover this luxury 3-bedroom townhouse in Los Carmenes de Almenara, Sotogrande Alto, offering a rare opportunity to enjoy golf-frontline living in one of Sotogrande's most prestigious gated communities. Perfect for families or professionals, this Sotogrande townhouse for sale combines comfort, privacy, and convenience in a sought-after location near Sotogrande International School (SIS) and the SO/Sotogrande Hotel & Spa. Set directly on the frontline of Almenara Golf, this townhouse spans 204 m<sup>2</sup> of built space, complemented by over 50 m<sup>2</sup> of terraces and a 60 m<sup>2</sup> private garden. The well-maintained community garden and shared swimming pool provide effortless outdoor living, ensuring your home is surrounded by immaculate, peaceful spaces. Inside, the property features a fully fitted kitchen, an open-plan living and dining area that connects seamlessly to the private terrace and garden, and a covered porch area that can function as a fourth bedroom. All three bedrooms are en-suite, with the top floor offering a nearly independent suite including a spacious bedroom, dressing area, en-suite bathroom, and private terrace – ideal for family privacy or guests. Additional features include private parking and an 18 m<sup>2</sup> garage, combining convenience with the security of a gated community. This townhouse in Sotogrande Alto is a rare find, offering spacious living and a well-maintained environment for golf enthusiasts, families, or those working in nearby Gibraltar. The property is strategically located just 5 minutes from Sotogrande International School (SIS) and SO/Sotogrande Hotel & Spa, 10 minutes from Sotogrande Port with exclusive restaurants and boutiques, and the Santa Maria Polo Club, a hub for international polo events. The beaches of Sotogrande and Alcaidesa are only 15 minutes away, while Gibraltar Airport is just 20 minutes, making travel convenient for both residents and visitors. This exceptional Sotogrande townhouse for sale represents a unique opportunity to own a family home in Los Carmenes de Almenara, combining golf-frontline views, private garden space, secure community living, and proximity to top schools, polo, and leisure amenities. Contact us today to schedule a private viewing of this stunning property in Sotogrande Alto.



## Features:

Features	Climate Control	Views
Private Terrace	Air Conditioning	Country
Double Glazing	U/F Heating	Garden
Fitted Wardrobes		Golf
Setting	Condition	Furniture
Close To Golf	Good	Part Furnished
Garden	Security	Parking
Private	Gated Complex	Private