



# Semi-Detached House for sale in Sotogrande, Sotogrande

645,000 €

Reference: R5034751 Bedrooms: 2 Bathrooms: 3 Plot Size: 334m<sup>2</sup> Build Size: 193m<sup>2</sup>





## Costa de la Luz, Sotogrande

Large La Reserva Townhouse with Tourist License! This large 2 bedroom, 2 1/2 bathroom semi-detached house with sea views in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 200m<sup>2</sup> of space with a huge wrap around garden of 334m<sup>2</sup>. The garden has sun from first thing in the morning to late afternoon. What is more, this property was originally earmarked to be a 4 bed when being developed before coming to fruition as a very large 2 bedroom with a large rectangular living area full of light, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area. Each bedroom is large with an en-suite with wonderful Andalusian charm through the window box, terracotta flooring, panelling on the cabinetry, and shutters. The master has a charming balcony to look out to sea with your morning coffee. This is also a modern home with underfloor heating throughout, hot and cold A/C, high end appliances in the kitchen. The property currently has the Andalusia Tourist license, like its 3 bedroom property sister next door, and runs successfully due to the fantastic location inside La Reserva, walking distance to the Beach Club, Racket Centre, and Golf Club. The community has a pool and a guard hut so is very safe and secure. This property is ideal for a couple downsizing, small family, and those that have dogs, as the garden can be closed so long as a gate allows the communal gardener to enter - the community fees include all garden maintenance. If you did want a pure investment, note the block with both the 2 Bed and 3 Bed can be bought as a company. A great investment to generate rental income in a market that keeps rising as Sotogrande is no longer the Costa del Sol's best kept secret - customers from all over the world are gravitating here. Please note: La Reserva Sotogrande is an exclusive enclave, and with the community costs comes a contribution to "Sotogrande Parks" Macrocommunity, this is an additional €100/month (€520 + €570 First Half / Second Half of year)



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Solarium  
Fiber Optic  
Fitted Wardrobes  
Access for people with reduced mobility  
WiFi  
Utility Room  
Domotics

### Views

Sea  
Mountain  
Panoramic  
Garden  
Golf

### Pool

Communal  
Children`s Pool

### Parking

Private  
Covered  
More Than One

### Furniture

Optional

### Orientation

East  
South  
West  
South East

### Setting

Close To Golf  
Urbanisation  
Close To Schools

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent

### Garden

Private

### Category

Holiday Homes  
Investment  
Luxury  
Golf  
Resale