

Townhouse for sale in Sotogrande, Costa del Sol

2 Bedrooms | 3 Bathrooms | 193 m² Interior | 334 m² Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 641 IBI | € 236 Rubish tax | € 4,752 Community fees



Property Description

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 200m² of space with a huge wrap around garden of 334m². 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)

Townhouse for sale in Sotogrande, Costa del Sol

