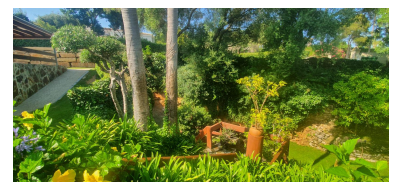


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■■■■■■■■■■:This south-facing villa in Sotogrande is a perfect blend of luxury, privacy, and sustainability, designed to offer comfort and style in a serene setting. Nestled in the quiet and exclusive street, this property offers a peaceful retreat with stunning views and a range of impressive features.

Key Features of the Villa:

- **Sea View from Master Bedroom**: Wake up to panoramic views of the sea from the master bedroom, creating a tranquil and luxurious atmosphere.
- **6 Bedrooms**: The villa boasts a total of six bedrooms—four spacious main bedrooms, one basement bedroom, and a slightly smaller additional room, providing ample space for family and guests.
- **Private Location**: Located on the quiet Kortisack street, the villa ensures privacy and tranquility, making it an ideal retreat.

Special Features:

- **Family TV Room**: A cozy and functional space for relaxation and entertainment.
- **Basement with Gym**: The basement includes a fully equipped gym, offering a private fitness space for daily workouts.
- **120m² Entertainment Room with Dance Floor, and Bar**: The villa is uniquely equipped with an extensive cave, perfect for entertaining guests with a bodega, dance floor, and bar.
- **Japanese Pond with Fish and Waterfall**: A serene Japanese-style pond with a 3-meter waterfall, featuring a recirculating system to maintain the water's flow.
- **Infinity Saltwater Pool**: The villa features a stunning infinity saltwater pool, offering a luxurious and eco-friendly swimming experience.
- **Underfloor Heating**: The home is equipped with a state-of-the-art underfloor heating system, providing energy-efficient warmth throughout the entire house. The system uses 25% less energy, ensuring comfort without sacrificing sustainability.
- **Solar Heating**: Eco-conscious design is reflected in the villa's solar heating system, which ensures year-round comfort and reduces the home's environmental footprint while lowering energy costs.
- **Large Family Kitchen**: The modern family kitchen is generously sized and features direct access to a beautiful terrace with a barbecue area—ideal for outdoor dining and entertainment.
- **High Ceilings**: The home features very high ceilings throughout, with especially impressive heights in the living room. The living room also boasts an elegant fireplace with air convection heat transfer, offering a cozy ambiance with thermostat control.

Additional Features:

- **Impressive Fireplace**: The large fireplace in the living room, combined with the air convection heating system, adds both visual appeal and warmth to the home.
- **Sustainability and Efficiency**: The villa's design incorporates several eco-friendly features, from underfloor heating to solar energy systems, which make it both energy-efficient and sustainable.

This villa offers a combination of luxurious living spaces, state-of-the-art amenities, and a peaceful environment—making it an ideal residence for those seeking privacy, comfort, and a high-quality lifestyle in one of Sotogrande's most exclusive neighborhoods.

