



## Detached Villa for sale in San Roque, San Roque

1,595,000 €

Reference: R5213581 Bedrooms: 4 Bathrooms: 4 Plot Size: 1,995m<sup>2</sup> Build Size: 276m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa de la Luz, San Roque

'The Villa at San Roque Old Course'

- Frontline Golf Luxury Living -

Discover timeless Andalusian elegance with this exceptional villa located directly on the prestigious San Roque Club Old Course, one of Southern Spain's most exclusive golf destinations and a Top-100 course in Europe. Perfectly positioned between Estepona and Gibraltar, this residence offers a rare combination of serenity, privacy and sophistication.

### Property Highlights

- \* Bedrooms: 4 spacious en-suite bedrooms
- \* Plot: Generous landscaped gardens of approx. 2,000 m<sup>2</sup>
- \* Property: Approx. 275 m<sup>2</sup> of interiors
- \* Views: Beautiful vistas to the manicured garden, surrounding hills and the possibility to open up the view to hole 2 of the Old Course.
- \* Pool with sun terrace and chill-out zone

### Interior Features

A classical Spanish villa showcasing beautiful marble flooring, traditional architectural details, with generous proportions throughout. The interiors reflect timeless charm and craftsmanship, while offering an excellent opportunity to transform the property into a modern gem through contemporary upgrades or redesign. Spacious living and dining areas open onto covered terraces, creating a seamless indoor-outdoor flow ideal for entertaining or relaxed family living.

### Outdoor Living

Designed for year-round enjoyment, the villa boasts multiple covered terraces, manicured lawns, and an inviting pool overlooking the 17th fairway.

Whether relaxing with family or entertaining guests, the setting exudes understated luxury and tranquillity.

New solar panels have been installed and the property also allows for an extension to no less than 650 square meters.

### Location

Situated within the secure gated community of San Roque Club, residents enjoy 24-hour security, two championship golf courses, an equestrian centre, and close proximity to Sotogrande International School, the marina, and the beaches of Costa del Sol.

Furthermore, the area hosts other European Top-100 courses such as Valderrama, la Reserva and Finca Cortesin.

For discerning buyers seeking golf-front exclusivity, refined architecture, and unmatched privacy, this San Roque villa represents a rare opportunity to own a piece of Costa del Sol's golfing heritage.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic

### Views

Country  
Garden  
Golf  
Forest

### Pool

Private Pool

### Garden

Private Garden

### Utilities

Photovoltaic solar panels

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Frontline Golf  
Suburban  
Close To Forest

### Furniture

Not Furnished

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Safe

### Category

Reduced  
Investment  
Bargain  
Distressed  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered