



## Villa - Chalet en venta en San Roque, San Roque

1.595.000 €

Referencia: R5213581    Dormitorios: 4    Baños: 4    Terreno: 1.995m<sup>2</sup>    Construido: 276m<sup>2</sup>    Terraza: 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.



## Características:

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Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Lavadero  
Fibra óptica

### Vistas

Vistas al Campo  
Vistas a Jardín  
Vistas a Golf  
Vistas a Bosques

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Servicios Públicos

Paneles solares fotovoltaicos

### Orientación

Sur  
Orientación Sureste  
Orientación Suroeste

### Posición

Cerca de Golf  
Primera línea de Golf  
Suburbano  
Cerca de los Bosques

### Muebles

Sin Amueblar

### Seguridad

Seguridad de 24 horas  
Alarma  
Persianas Eléctricas  
Caja fuerte

### Categoría

Reducido  
Inversion  
Ganga  
Urge venta  
Golf  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Privado  
Párking Cubierto