



# Detached Villa for sale in San Roque, San Roque

2,495,000 €

Reference: R5342290 Bedrooms: 6 Bathrooms: 7 Plot Size: 2,250m<sup>2</sup> Build Size: 554m<sup>2</sup> Terrace: 109m<sup>2</sup>





---

## Costa de la Luz, San Roque

### Exclusive Golf front Villa in San Roque Club

Located in the heart of the prestigious San Roque Club, a secure gated community with 24-hour security, this elegant villa enjoys direct access to the renowned Old Course and is ideal for families and golf enthusiasts seeking privacy and comfort.

Set on a generous 2250 m<sup>2</sup> plot, the property offers approximately 554 m<sup>2</sup> of built area, complemented by 109 m<sup>2</sup> of terraces, as well as additional courtyard areas that enhance the outdoor living experience.

The villa spans three levels and features five elegant en-suite bedrooms, along with a small staff apartment on the lower ground floor, with its own kitchen and bathroom. The impressive master bedroom features a walk-in dressing room, an en-suite bathroom with bathtub and shower, and a private terrace with views of the golf course, swimming pool, and gardens.

Built with high-quality materials, the property includes Tino marble, Iroko wood flooring, a fully equipped Miele kitchen, and designer staircases and entrance doors created by artist Sebastián Fisher. The villa is equipped with underfloor heating throughout, individual air conditioning, and a SONOS sound system.

The beautifully landscaped gardens feature mature olive and fruit trees, while the entrance courtyard welcomes you with a soothing fountain. The outdoor areas also include a charming chill-out space and a large 12-meter swimming pool. A separate building on the plot has been used as a private gym.

The villa is offered unfurnished and is ready to welcome its new owners. A sophisticated villa that perfectly combines luxury living, natural surroundings, and an unbeatable golf-front location.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym  
Utility Room  
Wood Flooring  
Staff Accommodation  
Basement

### Views

Garden  
Pool  
Golf

### Pool

Private Pool

### Garden

Private Garden  
Landscaped

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Orientation

South East  
North West

### Setting

Close To Golf  
Close To Schools  
Frontline Golf

### Furniture

Not Furnished

### Security

24 Hour Security

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
More Than One

### Energy Rating

D