



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

2.495.000 €

Referencia: R5342290    Dormitorios: 6    Baños: 7    Terreno: 2.250m<sup>2</sup>    Construido: 554m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Gimnasio  
Lavadero  
Suelo de Madera  
Alojamiento del personal  
Sótano

### Vistas

Vistas a Jardín  
Vistas a Piscina  
Vistas a Golf

### Piscina

Piscina Privada

### Jardín

Jardín Privado  
Jardín Paisajístico

### Servicios Públicos

Electricidad  
Agua Potable

### CO2 Emission Rating

E

### Orientación

Orientación Sureste  
Orientación Noroeste

### Posición

Cerca de Golf  
Cerca de Colegios  
Primera línea de Golf

### Muebles

Sin Amueblar

### Seguridad

Seguridad de 24 horas

### Categoría

Casas de vacaciones  
Inversion  
Golf  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Suelo Radiante

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Garaje  
More Than One

### Calificación energética

D