



## Abstandsvilla zum Verkauf in San Roque, San Roque

4.700.000 €

Referenz: R5351125 Schlafzimmer: 5 Badezimmer: 6 Grundstücksgröße: 4.600m<sup>2</sup> Garten: 1.188m<sup>2</sup> Terrasse: 147m<sup>2</sup>





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## Costa de la Luz, San Roque

Located on one of the most privileged plots within San Roque Club, this extraordinary frontline golf villa enjoys direct access to the course, complete privacy, and far-reaching open views that are truly hard to match.

The property sits on a 4,578 m<sup>2</sup> plot, in an exceptional position between two fairways of the prestigious San Roque Club Old Course. From various points throughout the house, the views extend across the golf course, the sea, the clubhouse, and the Sierra Bermeja mountains, creating a setting of remarkable beauty and tranquillity.

With approximately 1,215 m<sup>2</sup> built, the villa stands out for its timeless architecture, generous proportions, and a layout designed to offer comfort, elegance, and functionality.

The main floor accommodates the principal living areas, including a spacious living room with fireplace that flows seamlessly into the indoor dining room and an elegant covered porch, perfect for enjoying outdoor living all year round. On this same level is the principal suite, comprising a generously sized bedroom, dressing room, and en-suite bathroom. The kitchen, fully equipped with Gaggenau appliances, combines practicality with sophistication and is complemented by an independent service area.

On the upper floor, a welcoming gallery with a sitting area and office space, also with a fireplace, opens onto a large terrace from which magnificent views of the golf course and the sea can be enjoyed. This level also features three guest suites, all with access to private terraces, designed to ensure maximum comfort and privacy.

Outside, the mature and meticulously maintained gardens frame the house beautifully and enhance its stately character. The pool area, with a heated swimming pool and a pool house with gym, creates an ideal setting for relaxation, wellbeing, and outdoor living.

A distinctive property defined by its location, scale, and views, ideal for those seeking a classic and elegant villa in one of the most prestigious residential and golf enclaves in southern Spain.



## Eigenschaften:

### Merkmale

In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Marmorböden  
Doppelverglasung  
Fitnessstudio  
Sauna  
Spielzimmer  
Gastwohnung  
Whirlpool  
Grill  
Domotik

### Ansichten

Meer  
Berg  
Panorama  
Land  
Pool  
Golf

### Pool

Erhitzt  
Privat

### Parken

Privat  
Mehr als eins

### Orientierung

Südost

### Einstellung

In der Nähe von Schulen  
Frontline Golf

### Garten

Privat

### Versorgungsunternehmen

Sonnenwasserheizung

### Klimakontrolle

Klimaanlage  
Kamin  
Zentralheizung  
U/f Heizung

### Zustand

Exzellent

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Eingabetelefon

### Kategorie

Golf  
Luxus