



# Detached Villa for sale in San Roque, San Roque

4,700,000 €

Reference: R5351125 Bedrooms: 5 Bathrooms: 6 Plot Size: 4,600m<sup>2</sup> Build Size: 1,188m<sup>2</sup> Terrace: 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.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Gym  
Sauna  
Games Room  
Guest Apartment  
Jacuzzi  
Barbeque  
Domotics

### Views

Sea Views  
Mountain  
Panoramic  
Country  
Pool  
Golf

### Pool

Heated  
Private Pool

### Parking

Private  
More Than One

### Orientation

South East

### Setting

Close To Schools  
Frontline Golf

### Garden

Private Garden

### Utilities

Solar water heating

### Climate Control

Air Conditioning  
Fireplace  
Central Heating  
U/F Heating

### Condition

Excellent

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Golf  
Luxury