



# Vrijstaande Villa te koop in San Roque, San Roque

4.700.000 €

Referentie: R5351125 Slaapkamers: 5 Badkamers: 6 Plotgrootte: 4.600m<sup>2</sup> Perceelgrootte: 1.188m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Nabij vervoer  
Privé Terras  
Berging  
Marmeren vloeren  
Dubbele beglazing  
Sportschool  
Sauna  
Speelzaal  
Gasten appartement  
Jacuzzi

Barbecue

Domotics

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Country Bekeken  
Pool Bekeken  
Golf Bekeken

### Zwembad

verwarmd zwembad  
private Pool

### Parkeergelegenheid

private Parking  
More Than One

### Zonorientatie

Zuidoost Zonoriëntatie

### Ligging

Dichtbij scholen  
Eerstelijns golf

### Tuin

private Garden

### Voorzieningen

Zonne-energie water verwarming

### Klimaatbeheersing

Airconditioning  
Open haard  
Centrale verwarming  
Vloerverwarming

### Huidige Staat

Uitstekende conditie

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem  
Deurbel met intercom

### Categorie

Golf  
Luxe