



## Detached Villa for sale in San Roque, San Roque

1,950,000 €

Reference: HQ5213581   Bedrooms: 4   Bathrooms: 4   Plot Size: 1,995m<sup>2</sup>   Build Size: 276m<sup>2</sup>   Terrace: 50m<sup>2</sup>





## Costa de la Luz, San Roque

'The Villa at San Roque Old Course' - Frontline Golf Luxury Living - Discover timeless Andalusian elegance with this exceptional villa located directly on the prestigious San Roque Club Old Course, one of Southern Spain's most exclusive golf destinations and a Top-100 course in Europe. Perfectly positioned between Estepona and Gibraltar, this residence offers a rare combination of serenity, privacy and sophistication. Property Highlights \* Bedrooms: 4 spacious en-suite bedrooms \* Plot: Generous landscaped gardens of approx. 2,000 m<sup>2</sup> \* Property: Approx. 275 m<sup>2</sup> of interiors \* Views: Beautiful vistas to the manicured garden, surrounding hills and the possibility to open up the view to hole 2 of the Old Course. \* Pool with sun terrace and chill-out zone Interior Features A classical Spanish villa showcasing beautiful marble flooring, traditional architectural details, with generous proportions throughout. The interiors reflect timeless charm and craftsmanship, while offering an excellent opportunity to transform the property into a modern gem through contemporary upgrades or redesign. Spacious living and dining areas open onto covered terraces, creating a seamless indoor-outdoor flow ideal for entertaining or relaxed family living. Outdoor Living Designed for year-round enjoyment, the villa boasts multiple covered terraces, manicured lawns, and an inviting pool overlooking the 17th fairway. Whether relaxing with family or entertaining guests, the setting exudes understated luxury and tranquillity. New solar panels have been installed and the property also allows for an extension to no less than 650 square meters. Location Situated within the secure gated community of San Roque Club, residents enjoy 24-hour security, two championship golf courses, an equestrian centre, and close proximity to Sotogrande International School, the marina, and the beaches of Costa del Sol. Furthermore, the area hosts other European Top-100 courses such as Valderrama, la Reserva and Finca Cortesin. For discerning buyers seeking golf-front exclusivity, refined architecture, and unmatched privacy, this San Roque villa represents a rare opportunity to own a piece of Costa del Sol's golfing heritage.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace	South East	Fireplace
Storage Room	South West	
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Fiber Optic		
Views	Setting	Condition
Country	Close To Golf	Excellent
Garden	Frontline Golf	
Golf	Suburban	
Forest	Close To Forest	
Pool	Furniture	Kitchen
Private	Not Furnished	Fully Fitted
Garden	Security	Parking
Private	24 Hour Security	Private
	Alarm System	Covered
	Electric Blinds	
	Safe	
Utilities	Category	
Photovoltaic solar panels	Reduced	
	Investment	
	Bargain	
	Distressed	
	Golf	
	Luxury	
	Resale	