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House in San Roque Club

Bedrooms	**4**	Bathrooms	**4**	Built	**276m2**	Plot	**1995m2**

R5213581	**House**	**San Roque Club**	**1.395.000€**

'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 m² * Property: Approx. 275 m² 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.

- Covered Terrace
- Covered Terrace
- Double Glazing
- Ensuite Bathroom
- Fiber Optic
- Fitted Wardrobes
- Marble Flooring
- Private Terrace
- Storage Room
- Utility Room