



**Property type :** Detached Villa

**Location :** San Roque Club

**Bedrooms :** 6

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 1188 m<sup>2</sup>

**Plot area :** 4578 m<sup>2</sup>

- ✓ Heated pool
- ✓ Guest house
- ✓ Sauna
- ✓ White goods
- ✓ Barbecue

- ✓ Near golf
- ✓ Fireplace
- ✓ Utility room
- ✓ Jacuzzi

- ✓ Gymnasium
- ✓ Central heating
- ✓ Terrace
- ✓ Airconditioning



## Luxury Villa in San Roque Club, just minutes from Sotogrande

Introducing one of the most charming and luxurious villas located in the prestigious San Roque Club, frontline Golf.

This spacious 5-6 bedroom villa combines traditional Spanish design with modern touches, spread over approximately 1000m<sup>2</sup> of living space and situated on a spacious 4500m<sup>2</sup> plot. With a meticulously maintained, matured garden, where you can enjoy its large 20-metre pool.

Relax in the beautiful garden and cool off in the impressive 20-metre pool, which can also be heated, along with its separate outdoor jacuzzi. In addition to the main villa, there are two independent bungalows: one with a fully equipped kitchen, dining area and barbecue area, and the other with a gym.

On the ground floor of the main villa, you will find a large 80m<sup>2</sup> suite with jacuzzi, sauna, dressing room, small fridge and air conditioning for your maximum comfort. There is also a spacious entrance hall, a washroom, a large kitchen, a dining room and a dining service area.

Upstairs, the first floor features three en-suite bedrooms, each approximately 40m<sup>2</sup>, with their own bathrooms, wardrobes, balcony and stunning sea views. There is also a gallery with a lovely terrace to enjoy the sun and the views.

For the entertainment of the whole family and guests, there is a games area with a pool table and table football, plus a 40m<sup>2</sup> apartment that can be used as a one-bedroom suite or as two separate bedrooms sharing a bathroom. The apartment has its own porch to add a touch of privacy. Most areas of the villa have direct access to the spacious terrace with plenty of relaxation areas.

The villa offers a variety of activities to keep everyone entertained, from a trampoline, ping pong and badminton to table football, darts and even a putting green with five holes.

The garage can accommodate two cars and two bicycles, with an additional porch for more vehicles.

Enjoy a luxurious villa, where you can relax in serene surroundings, enjoy the most stunning views and experience the best of traditional Spanish and modern living.

