



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

1.800.000 €

Referentie: R5288875 Slaapkamers: 4 Badkamers: 5 Plotgrootte: 2.600m<sup>2</sup> Perceelgrootte: 450m<sup>2</sup> Terras: 68m<sup>2</sup>





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## Costa de la Luz, San Roque

### Detached Villa for Sale – Sotogrande Alto

Elegant and spacious detached villa located in one of the most exclusive areas of Sotogrande Alto, enjoying wonderful views over La Reserva Club, in a setting that offers maximum privacy, tranquillity and a close connection with nature.

The property is distributed over two levels and offers generous, light-filled living spaces throughout. On the ground floor, a large living room with fireplace opens directly onto the garden and swimming pool through expansive windows, creating a seamless indoor-outdoor flow. The open dining area is perfectly suited for both family life and entertaining.

The fully fitted kitchen is equipped with modern appliances, including fridge, microwave and dishwasher, and features a long wooden worktop that also serves as a breakfast table. Adjacent to the kitchen is a second living room or TV lounge, providing an additional comfortable relaxation area. This level also includes the master bedroom, with very large walk-in wardrobes and an impressive spa-style bathroom with a round bathtub, as well as another bedroom with en-suite bathroom and a convenient laundry room.

A striking spiral staircase leads to the upper floor, where a third living area opens onto a spacious terrace with open views. This floor also offers two further bedrooms and two bathrooms, one of them with a balcony overlooking the garden.

Set on a 2,600 m<sup>2</sup> plot, the villa features a beautifully levelled, low-maintenance garden, a 12 x 5 metre swimming pool, exterior lighting and ideal outdoor spaces to enjoy the Sotogrande lifestyle. Additional features include a two-car garage, air-conditioning system throughout, and doors and windows crafted from tropical wood.

#### About the Area

Sotogrande Alto is home to some of the largest and most exclusive villas in Sotogrande, designed for those who value space, privacy and serenity. The area also hosts the renowned Real Club Valderrama, one of Europe's most prestigious golf courses and the annual venue of the Andalucía Championship.

A property with excellent potential, ideal as a permanent residence or a high-end home in one of the Costa del Sol's most sought-after locations.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Ensuite badkamer  
Inbouwkasten  
WiFi

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij jachthaven

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

garage

### Klimaatbeheersing

Open haard

### Huidige Staat

Goede conditie  
Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### Uitzicht

Zeezicht  
Garden Views  
Pool Bekeken  
uitzicht op het strand  
Port Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Categorie

Investering  
Luxe