



## Detached Villa for sale in San Roque, Sotogrande

**1,495,000 €**

Reference: JNP5123161   Bedrooms: 6   Bathrooms: 3   Plot Size: 2,528m<sup>2</sup>   Build Size: 737m<sup>2</sup>   Terrace: 100m<sup>2</sup>







---

## Costa de la Luz, San Roque

Located in the prestigious residential environment of San Roque Club, surrounded by golf courses, nature and with excellent connections to Sotogrande, the coast and international schools, this detached house of 498 m<sup>2</sup> on a plot of 2,528 m<sup>2</sup> represents an exceptional opportunity to create a custom home in one of the most coveted locations in southern Spain. Distributed over two floors, it has six bedrooms with fitted wardrobes, three complete bathrooms, living-dining room and kitchen, spacious and bright rooms thanks to the large windows that flood every corner with natural light. One of the jewels of the house is its large terrace, ideal for enjoying the outdoors at any time of the year, surrounded by gardens with old trees, which provide privacy and freshness. The property also has a private pool, closed garage for two cars and heating. Although it requires renovation, it offers a solid and elegant base on which to design an exceptional residence.



## Features:

### Features

Covered Terrace  
Private Terrace  
Marble Flooring  
Double Glazing  
Utility Room

### Setting

Close To Golf

### Furniture

Not Furnished

### Category

Resale  
Luxury

### Orientation

South East

### Condition

Renovation Required

### Security

Gated Complex  
24 Hour Security

### Views

Garden  
Pool  
Golf

### Pool

Private

### Parking

Garage  
More Than One