

SAN ROQUE CLUB, SAN ROQUE



bedrooms **5** bathrooms **6** built **879** _{m²} plot **4.401** _{m²}

ELEGANT FRONTLINE GOLF MEDITERRANEAN ESTATE IN THE PRESTIGIOUS SAN ROQUE CLUB

Impressive Spanish architecture set on an extensive plot front and back line to one of the most exclusive golf clubs in Southern Europe, the San Roque Club.

The property is infused with a sense of Mediterranean charm. The beautiful elements of classical architecture, stunning craftsmanship, and the Andalusian influences are elegantly reflected throughout the estate.

The grounds add up to just over 4000 m² allowing for extensive sweeping lawns formal gardens, play areas for young ones, a vegetable garden, and a swimming pool. The gardens are beautifully manicured combining elegant, landscaped gardens with cork and olive trees

The main house is built to the highest standards and is in excellent condition, ready to move in. It is distributed over three levels, it offers a reception ...

community -- month garbage -- year ibi -- year for sale **4.495.000 €**











San Roque Club, San Roque

Elegant frontline golf mediterranean estate in the prestigious San Roque Club

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The main house is built to the highest standards and is in excellent condition, ready to move in. It is distributed over three levels, it offers a reception area, as well as a number of patios and terraces.

5 en-suite bedrooms that could all be considered as the master suite due to their spaciousness and beauty. However, the master bedroom stands out from all the others with a large dressing room, private office and beautiful bathroom.

Decorated and designed in detail, this villa is arranged so that the exterior can be accessed from all the rooms, which have abundant natural light, illuminating the comforting cream, beige and caramel colors that provide softness and well-being.

On the ground floor you can find the main rooms, including a majestic entrance hall with a fireplace, a spacious kitchen with a dining area, a cozy dinner room with a fireplace, a living room with a fireplace and an adjoining office.

On the lower floor is the wine cellar, a living room with a snooker table and two large bedrooms with access to the garden and views of the prestigious San Roque Club golf course.

On the upper floor is the master bedroom together with two additional bedrooms.

San Roque Club is one of the safest and most prestigious private urbanizations in all San Roque-Sotogrande. An ideal Mediterranean refuge for the most ...

Reference	154690	Rooms	5	Built m ²	879
Type	Villa	Baths	6	Interior m ²	---
Location	San Roque Club, San Roque	En-suite Baths	5	Terrace m ²	---
		Guest Toilets	---	Plot m ²	4.401
		Pax	---		
Pool	Private	Community	---	Levels	3
Garden	Private	Garbage	---	Floor	---
Garage	Carport	IBI	---	Orientation	South/East
Parking slots	2	Construct Year	---	EPC	In Progress

For sale

4.495.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

privileged lifestyle. Surrounded by the best golf courses in the area: San Roque Club, Valderrama and Almenara. And just 5 minutes by car from La Marina de Sotogrande.

This unique home is ideal for formal entertaining and enjoying with friends and family.