

240-02352P  
Available

## SAN ROQUE

**2,750,000€**



The stunning villa located in the prestigious urbanization San Roque Club offers luxurious features and beautiful views. Here are the key details about the property: Location: The villa is situated on the first hole of the "Old Course" in San Roque Club, providing breathtaking views to the East over the "New Course" and towards the sea. The mountains of Sierra Bermeja can be seen in the north-east. Year Built and Upgrades: The villa was originally built in 1999 but underwent a complete upgrade in 2005. This ensures that the property has modern amenities and features. Bedrooms and Bathrooms: The villa boasts a total of 7 bedrooms, providing ample space for residents and guests. There are also 5 bathrooms throughout the property, along with a downstairs WC for convenience. Formal Lounge: Upon entering the villa, you'll find a beautiful entrance hall that leads to a large sunken formal lounge. This impressive space features a large fireplace and multiple seating areas, creating an elegant and inviting atmosphere. Enclosed Terrace: The formal living room leads to an enclosed terrace that offers comfortable seating and a large dining area. This area is fitted with glass curtains, allowing for outdoor dining in both warm and cold seasons, while still enjoying the beautiful views. Swimming Pool Complex: One of the standout features of the villa is the swimming pool complex. It includes cascading falls and a hot tub jacuzzi, providing a luxurious and relaxing outdoor experience. Hidden Door: The formal living room features a "hidden door" that leads to two guest bedrooms located downstairs, along with a shared bathroom. This adds a touch of intrigue and privacy to the guest accommodation. Kitchen and Dining: The villa's kitchen has a classic style with granite worktops and is equipped with high-quality appliances, including an American-style fridge/freezer. An island countertop and adjoining kitchen table provide ...

### FEATURES

- 7 Bedrooms
- 5 Bathrooms
- Private Terrace
- Kitchen Equipped
- Living Room
- Sea views
- Golfview
- Automatic Irrigation System
- Laundry Room
- Internet Wifi
- Covered Terrace
- Electric Blinds
- Fitted wardrobes
- Gated Community
- Garden View
- Airconditioning
- Underfloor Heating Bathrooms
- Underfloor Heating Partial
- Fully Fitted Kitchen
- Utility Room
- Fire Place
- Marble Floors
- Jacuzzi
- Close to Golf
- Basement
- Game Room
- Storage room
- Alarm
- Balcony
- Formal Lounge
- Double Glazing
- Excellent Condition
- Dining Table
- Relaxing outdoor
- Private Pool
- Private Garden
- Private Parking

**Interior Size:** 856m<sup>2</sup>  
**Exterior Size:** 166m<sup>2</sup>  
**Plot Area:** 3628m<sup>2</sup>

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £2,928.65