

240-02789P
Available

SAN ROQUE

2,800,000€



FEATURES

- 5 Bedrooms
- 5 Bathrooms
- Private Terrace
- Kitchen Equipped
- Living Room
- Country View
- Inside Golf Resort
- Golfview
- Heated Pool
- Under Floor Heating
- Automatic Irrigation System
- Laundry Room
- Covered Terrace
- Electric Blinds
- Fitted wardrobes
- Garden View
- Pool View
- Panoramic views
- Front Line Golf
- Mounta In Side
- Airconditioning
- Fully Furnished
- Fully Fitted Kitchen
- Fire Place
- Close To Golf
- Uncovered Terrace
- Glass Doors
- Guest Room
- Storage room
- Gym
- Alarm
- Barbeque
- Solarium
- Double Glazing
- Excellent Condition
- Swimming Pool
- Barbeque
- Guest Toilet
- San Roque Golf Club Old Course
- Fully Furnished
- Private Pool
- Private Parking
- Private Garden



Plot: 3,165 m² | Built: 737 m² | Bedrooms: 5 | Bathrooms: 5 | Orientation: South/East | Year Built: 2018. This exceptional modern villa occupies one of the most coveted frontline golf positions within the prestigious San Roque Golf Club, overlooking the lush fairways of the Old Course. Combining striking contemporary architecture, luxurious finishes, and panoramic golf and sea views, this home offers a lifestyle defined by sophistication and tranquility. Set across three levels plus a rooftop solarium, the villa's design maximizes natural light and views through expansive floor-to-ceiling windows and multiple terraces. The beautifully landscaped gardens feature a heated infinity pool, sun terraces, and a stylish pergola with parking for two vehicles — creating the ideal setting for relaxation and entertaining. Inside, the villa showcases open-plan living spaces with a seamless indoor-outdoor flow. The master suite includes a private lounge, elegant en-suite bathroom with freestanding tub and walk-in shower, and a large dressing area. Each additional bedroom offers en-suite bathrooms and terrace access, ensuring double the comfort for family and guests alike. A fully equipped gym on the upper level opens to the rooftop terrace where you can enjoy breathtaking views of the golf course, surrounding countryside, and the Mediterranean Sea in the distance. Every detail has been thoughtfully considered, from the designer furnishings and high-end materials to the state-of-the-art kitchen and smart home features. The property is sold fully furnished and ready for immediate occupancy, providing both comfort and effortless elegance. Key Features ? Frontline position on San Roque Golf Club Old Course (between holes 1 and 18) ? Heated private pool with landscaped gardens ? Rooftop solarium with panoramic golf and sea views ? Open-plan living and dining with floor-to-ceiling windows ? Fully equipped gym and designer furnishings included ? ...

Interior Size:	737m ²	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	3165m ²	Price per sqm:	£3,799.19
Furnishing:	Fully Furnished		

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

✉ info@bmigroup.gi ☎ (+350) 200 51010

www.bmigroup.gi