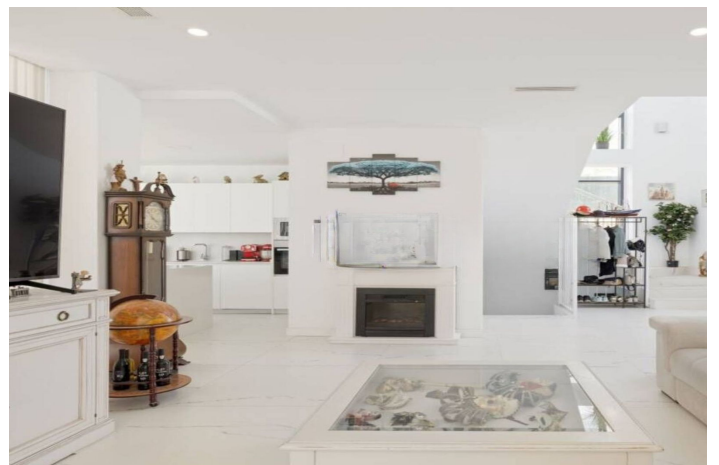
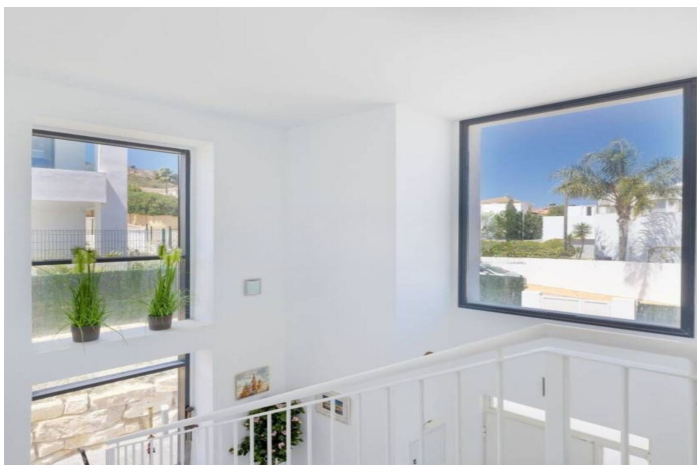


## Frakoblet villa til salg i San Roque, San Roque

830.000 €

Reference: R4882249    Soveværelser: 4    Badeværelser: 3    Plot Size: 250m<sup>2</sup>    Byg Størrelse: 250m<sup>2</sup>    Terrasse: 50m<sup>2</sup>



## Costa de la Luz, San Roque

### Stunning Modern Villa with Spectacular Views in Costa del Sol

Discover this splendid modern-style villa, complete with a private garden and pool, boasting breathtaking views of the Strait of Gibraltar and Africa. Nestled in the exclusive new residential area, this villa offers an unparalleled lifestyle just minutes from the beautiful Cala Sardina beach, reachable via the scenic &quot;Camino Verde&quot; walking path.

#### Key Features:

**Prime Location:** Only 5 minutes by car from the prestigious Sotogrande Port and the famous beachside Chiringuitos in Torreguadiaro. It is conveniently located near upscale amenities, including renowned polo fields like Ayala and golf courses like Valderrama (4 km away). Gibraltar Airport is 10 km away, and Marbella is just a 30-minute drive.

**Modern Comfort and Layout:** Spanning three floors, the villa is built with high-quality materials and outstanding finishes. The ground floor features a spacious open-plan living and dining area with an integrated kitchen, offering a seamless, comfortable, and airy space, complemented by a guest toilet.

**Bedrooms & Bathrooms:** On the upper floor, you will find 3 bright bedrooms and 2 modern bathrooms, with the master bedroom featuring an en-suite bathroom. All rooms are furnished with custom-made, white lacquered wardrobes for a minimalist and organized look.

**Spacious Basement:** The fully-equipped basement includes a bright and spacious living room, a guest toilet, a large bedroom with an en-suite bathroom, and a utility/laundry room. This additional space offers ample flexibility, perfect for use as a guest suite or entertainment area.

**Luxury Amenities:** The villa includes a south-east orientation, ensuring optimal sunlight throughout the day. Outside, enjoy a beautiful private pool and a comfortable garden area that has plenty of room for sun loungers and even a potential BBQ space. There is private parking space for two vehicles within the property.

#### Details:

Plot Size: 505 m<sup>2</sup>

Built Area: 262 m<sup>2</sup>, Living Space: 222 m<sup>2</sup>

4 Bedrooms, 4 Bathrooms

Built-in 2023

Airy and bright, with large windows in every room

Perfect for long-term living or as a rental investment

This villa is truly a dream home, offering a tranquil lifestyle in an upscale setting. It also holds excellent potential for both vacation and long-term rentals. Don't miss out on this exceptional opportunity—schedule a visit today!

## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Solarium  
Wifi  
Gæstelejlighed  
Værktøjsrum  
Jacuzzi  
Grill  
Kælder  
Fiberoptik  
**Synspunkter**  
Hav  
Panoramisk

### Pool

Privat  
**Have**  
Privat  
Nem vedligeholdelse

### Hjælpeprogrammer

Elektricitet  
Solvandsopvarmning  
**CO2 -emissionsklassificering**  
A

### Orientering

Sydøst

### Indstilling

Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Tæt på skov  
Tæt på marina

### Møbel

Fuldt møbleret

### Sikkerhed

24 timers sikkerhed  
Alarmsystem  
Elektriske persienner  
Indgangstelefon  
Sikker

### Kategori

Investering  
Luksus

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Ildsted

### Tilstand

Fremragende

### Køkken

Fuldt monteret  
**Parkering**  
Privat  
Åben  
Mere end en

### Energi rating

B