



## San Roque Club Spain

1917

**1,800,000€**

Currency conversions are approximated and may vary.

### Exclusive Villa in San Roque Club – Elegance and Nature in Perfect Harmony

Located in one of the most exclusive areas of the Costa del Sol, within the prestigious San Roque Club, this property offers a perfect blend of contemporary design, comfort, and natural surroundings. Thoughtfully designed to integrate seamlessly with the landscape, it offers privacy, spaciousness, and a sense of well-being in every corner.

Spread across two floors plus a spacious basement with natural ventilation, the villa features 4 en-suite bedrooms and a guest toilet. The modern kitchen is fully equipped with top-of-the-line Siemens appliances and flows into the open-plan living and dining area, creating a bright and welcoming atmosphere.

Premium features include underfloor heating, individually controlled air conditioning in each room, and pre-installation for a smart home system. The bathrooms offer a refined and timeless design, with Hansgrohe fixtures and wall-hung Geberit sanitaryware.

Outside, the private garden features an automatic irrigation system and a selection of fruit trees, including avocado, lemon, and pomegranate. An infinity pool and a large pergola that ...

### Property Features:

Bedrooms:	<b>4</b>
Bathrooms:	<b>5</b>
Garage:	<b>Lock Up Garage</b>
ECP:	<b>C</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>267m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1955m<sup>2</sup></b>

### About the Zone