



## 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: **4**

Bathrooms: **5**

Garage: **Lock Up Garage**

ECP: **C**

Heating: **Yes**

Air Conditioning: **Yes**

Swimming Pool: **Yes**

M<sup>2</sup> Built: **267m<sup>2</sup>**

M<sup>2</sup> Plot: **1955m<sup>2</sup>**

### About the Zone