



Modern, luxury, new build villa for sale in a prestigious golf resort in San Roque, Costa del Sol
Costa del Sol (other)

🏠 House 📏 Plot 1955 m² 🏠 Built 225 m² 🏠 Terrace 165 m² 🛏 4 🚿 4 # Ref. 183700-P

🏠 1.800.000 €

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New, off-plan, modern, luxury villa for sale in San Roque, Costa del Sol

HIGHLIGHTS

- High-end new build villa off-plan.
- In a natural golf setting.
- Airy, open layout.
- Large garden with private pool.
- South facing.

THE LOCATION

Nestled between golf courses, in a prestigious golf and country club.

The club is situated on a vast estate of approximately 140 hectares, surrounded by ancient cork oaks and lush hills.

Only a 5-minute drive to the beach

Sotogrande, a luxury resort with a famous marina, exclusive restaurants and international schools is approximately a 5-minute drive away.

The charming old town of Estepona can be reached in approximately 25 minutes by car.

THE VILLA

In figures:

Plot: 1,955m²

Built area: 267m²

Living area: 225m²

Area of covered terraces: 98m²

Area of open terraces: 67m²

Area of garage: 35m²

Bedrooms: 4

Bathrooms: 4

Guest toilet

General:

Situated on a spacious plot of almost 2,000m².

Beautifully landscaped exterior with lawn and a built-in swimming pool.

Sunny and covered terraces invite you to fully experience the Mediterranean climate, including a sunken lounge around an atmospheric fire pit and a solarium with additional space for creating comfortable lounge facilities.

Located on the south.

Breathtaking panoramic views of the sea and the mountain landscape.

Description:

Exclusive new-build villa off plan, characterized by luxurious and modern architecture.

Expertly designed with high-quality materials and an eye for a refined finish.

Thanks to the **floor-to-ceiling sliding windows** with recessed profiles, the villa enjoys a light-filled interior and a seamless connection between indoor and outdoor spaces.

Continuous interior with open layout.

Open quality kitchen, equipped with Siemens appliances and a central island with an adjoining breakfast bar.

4 bedrooms, 4 bathrooms and a separate guest toilet.

Storage/laundry room.

Quality porcelain floors 90x90 or 120x60.

Indoor garage for 2 cars.

Other features:

Air conditioning for cooling and heating.

Underfloor heating.

Modern fireplace.

Custom-made built-in wardrobes.

Double glazing.

Glass balustrades around the terrace.

Intercom system.

Home automation system.

LED lighting.

Additional features (surcharge):

Swimming pool heating.

Photovoltaic panels for converting solar energy into electricity.

Sauna, steam bath and other wellness facilities.

Construction is scheduled to be completed within 22 months.

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