# Detached Villa in San Roque

## €2,700,000

San Roque, Cádiz

Bedrooms: 4 | Bathrooms: 6 | Plot: 1012 m² | Built: 435 m² | Terrace: 400 m²









## Overview

New-Build Villa La Roca de San Diego with Panoramic Views in Urbanización Invespania – 5 km from Sotogrande

We present this exclusive new-build detached villa located in the Urbanización Invespania, just 5 km from Sotogrande, one of the most prestigious residential enclaves on the Costa del Sol. The property offers uninterrupted views of the Mediterranean Sea, Gibraltar, and the north coast of Africa.

The residence, with a total built area of 436.91 m² plus 400 m² of terraces, is set on a 1,000 m² plot and was designed by an internationally renowned technical team. It is distributed into four en-suite bedrooms, all with built-in wardrobes and an orientation that maximizes natural light and views. The villa has a total of six bathrooms.

The main floor features an open-concept living area that integrates the kitchen, dining room, and living room, connecting directly to the terrace and private garden. The basement, with an area of 136.80 m², comes with a sauna, a covered spa-pool, and leaves space for a gym or whatever room you have always desired.

Regarding sustainability and energy efficiency, the villa is equipped with:

An electric underfloor heating system.

9.9 kW photovoltaic panels.

A private water well with a depth of 90 meters.

These elements allow for high energy self-sufficiency and significant savings on operating costs.

The property includes a parking space for two vehicles.

Location: Proximity to top-tier golf courses such as Valderrama and La Reserva, beaches, and marinas. Just 15 minutes from Gibraltar and 30 minutes from Marbella, with excellent road connections.

This property represents a solid investment and a unique opportunity for those seeking a modern, efficient residence with privileged views in one of the most sought-after areas of southern Spain.

For more information or to arrange a viewing, please do not hesitate to contact us.

## Amenities

Setting: Close To Sea, Urbanisation

Orientation: North Facing, East Facing, South Facing, West Facing

Condition: Excellent Condition

Pool: Private Pool, Indoor Pool

Climate Control: U/F Heating

Views: Sea Views, Country Views, Panoramic Views, Garden Views, Pool Views

Features: Covered Terrace, Private Terrace, Gym, Sauna, Ensuite Bathroom, Marble Flooring, Jacuzzi, Double Glazing

Furniture: Not Furnished

Kitchen: Not Fitted Kitchen

Garden: Private Garden

Category: Luxury

## Contact

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