# Detached Villa in San Roque Club

## €1,250,000

San Roque Club, Cádiz

Bedrooms: 4 | Bathrooms: 4 | Plot: 1995 m² | Built: 276 m² | Terrace: 50 m²









## Overview

'The Villa at San Roque Old Course'

- Frontline Golf Luxury Living -

Discover timeless Andalusian elegance with this exceptional villa located directly on the prestigious San Roque Club Old Course, one of Southern Spain’s most exclusive golf destinations and a Top-100 course in Europe. Perfectly positioned between Estepona and Gibraltar, this residence offers a rare combination of serenity, privacy and sophistication.

Property Highlights

* Bedrooms: 4 spacious en-suite bedrooms
* Plot: Generous landscaped gardens of approx. 2,000 m²
* Property: Approx. 275 m² of interiors
* Views: Beautiful vistas to the manicured garden, surrounding hills and the possibility to open up the view to hole 2 of the Old Course.
* Pool with sun terrace and chill-out zone

Interior Features

A classical Spanish villa showcasing beautiful marble flooring, traditional architectural details, with generous proportions throughout. The interiors reflect timeless charm and craftsmanship, while offering an excellent opportunity to transform the property into a modern gem through contemporary upgrades or redesign. Spacious living and dining areas open onto covered terraces, creating a seamless indoor-outdoor flow ideal for entertaining or relaxed family living.

Outdoor Living

Designed for year-round enjoyment, the villa boasts multiple covered terraces, manicured lawns, and an inviting pool overlooking the 17th fairway.
Whether relaxing with family or entertaining guests, the setting exudes understated luxury and tranquillity.

New solar panels have been installed and the property also allows for an extension to no less than 650 square meters.

Location

Situated within the secure gated community of San Roque Club, residents enjoy 24-hour security, two championship golf courses, an equestrian centre, and close proximity to Sotogrande International School, the marina, and the beaches of Costa del Sol.

Furthermore, the area hosts other European Top-100 courses such as Valderrama, la Reserva and Finca Cortesin.

For discerning buyers seeking golf-front exclusivity, refined architecture, and unmatched privacy, this San Roque villa represents a rare opportunity to own a piece of Costa del Sol’s golfing heritage.

## Amenities

Setting: Frontline Golf, Suburban, Close To Golf, Close To Forest

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

Condition: Excellent Condition

Pool: Private Pool

Climate Control: Air Conditioning, Fireplace

Views: Golf Views, Country Views, Garden Views, Forest Views

Features: Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic

Furniture: Not Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Security: Electric Blinds, Alarm System, 24 Hour Security, Safe

Parking: Covered Parking, Private Parking

Utilities: Photovoltaic solar panels

Category: Bargain, Distressed, Golf, Investment, Luxury, Reduced, Resale

## Taxes & Fees

Rubbish: €90 per year

## Contact

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