



## San Roque Club Spain

R159-00191

**1,800,000€**

Currency conversions are approximated and may vary.

Nestled within the prestigious San Roque Club, this villa presents a unique opportunity to experience luxurious living on the Andalusian coast. Boasting a built area of 276.71 m<sup>2</sup> and the potential for expansion of up to 800 m<sup>2</sup>, this property sits on a generous 1,925 m<sup>2</sup> plot, offering spacious, serene outdoor areas perfect for relaxation and enjoyment. A highlight of this villa is its prime front-line golf location, providing direct access to the golf course right from the garden—an ideal haven for golf enthusiasts.

This exceptional villa features four bedrooms, designed for a comfortable and tranquil lifestyle. One bedroom is conveniently located on the ground floor, allowing for single-level living or serving as a cozy guest room. The upper level hosts three additional bedrooms, each with en-suite bathrooms, ensuring both comfort and privacy. The interior is equipped with air conditioning and central heating for year-round comfort. The living room is enhanced by a fireplace, while the master bedroom features an electric fireplace, adding warmth and sophistication. Additionally, a solar panel system contributes to energy efficiency, significantly lowering energy ...

### About the Zone

### Property Features:

Bedrooms:	<b>4</b>
Bathrooms:	<b>4</b>
Garage:	<b>Private Parking</b>
ECP:	<b>D</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>232m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1925m<sup>2</sup></b>