

SAN ROQUE CLUB

2,750,000 €

REFERENCE R4158832

An Exquisite Golf-Front Estate: A Symphony of Luxury and Serenity at San Roque Club, Southern Spain

7	856 m²	3,628 m²	166 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

Nestled within the globally renowned San Roque Club urbanisation, an enclave synonymous with prestige and unparalleled golf experiences in Southern Spain, awaits a villa of extraordinary charm and sophistication. This magnificent residence, poised majestically on the tenth hole of the legendary "Old Course," offers an exclusive lifestyle defined by breathtaking vistas, supreme comfort, and world-class amenities. From its commanding position, the property unveils panoramic easterly views stretching across the lush greens of the "New Course" and beyond to the glistening Mediterranean Sea, while the dramatic contours of the Sierra Bermeja mountains frame the north-eastern horizon, creating a truly idyllic backdrop for daily living.

Constructed in 1999 and meticulously upgraded in 2005, this villa seamlessly blends timeless elegance with contemporary luxury. The comprehensive refurbishment thoughtfully reimagined every space, culminating in a sprawling estate that now boasts seven generously proportioned bedrooms, five exquisitely appointed bathrooms, and a convenient downstairs guest WC. This extensive accommodation ensures ample space for family living, private guest quarters, and dedicated areas for relaxation and entertainment, all designed with an unwavering commitment to quality and comfort.

Embracing a forward-thinking approach to sustainable luxury, the property benefits from a recently installed array of solar panels. This significant enhancement has propelled the villa to an exceptional 'A' rating on its Energy Performance Certificate, signifying superior energy efficiency. Residents will delight in year-round comfort, knowing their environmental footprint is minimized, while also enjoying substantial savings on energy costs – a testament to thoughtful, modern living in a luxury setting.

The journey into this distinguished home begins in a beautiful, light-filled entrance hall, offering a grand welcome that sets the tone for the elegance within. This inviting space gracefully transitions into the expansive, sunken formal lounge, a true centrepiece of the villa. Here, a magnificent fireplace serves as a focal point, radiating warmth and ambiance, while multiple thoughtfully arranged seating areas provide ample opportunity for intimate conversations or grand entertaining. The architectural design ensures a sense of grandeur without sacrificing comfort, making it an ideal space for sophisticated gatherings.

From the formal lounge, large glass doors open onto an exquisite enclosed terrace, a masterclass in versatile indoor-outdoor living. Equipped with state-of-the-art glass curtains, this expansive conservatory can be fully opened to embrace the warm Andalusian sun or elegantly enclosed to create a cozy, sheltered sanctuary during cooler seasons. This adaptable space, complete with comfortable seating and a large dining area, presents the perfect venue for al fresco dining throughout the year, allowing residents and their guests to savour the stunning views regardless of the weather.

Adding to the villa's unique charm and functionality, a cleverly integrated "hidden door" within the formal living room discreetly leads to two private downstairs guest bedrooms and a shared bathroom. This ingenious design offers unparalleled privacy and convenience for visitors, making it an ideal arrangement for extended family stays or hosting friends in a secluded wing of the house. It’s one of many bespoke details that elevate this property beyond the ordinary.

The heart of any home, the kitchen, in this villa, perfectly marries rustic charm with modern functionality. Adorned with high-quality granite worktops, it features an American-style fridge/freezer, newly fitted, state-of-the-art appliances, and a practical island countertop with an adjoining kitchen table. This design creates a warm, inviting space perfect for casual family meals, morning coffee, or lively culinary pursuits. Its characterful design ensures it remains a central, beloved hub for the household.

Adjacent to the kitchen, a formal dining room awaits, offering a refined setting for more elaborate meals and special occasions. This elegant space flows effortlessly into the large enclosed terrace/conservatory, creating a seamless transition for entertaining guests and extending dining experiences outdoors. The thoughtful layout ensures that both formal and informal culinary moments are catered for with equal grace and convenience.

Further enhancing the villa's versatile living options is a separate, smaller family room located down the hall. This intimate space provides a cozier, more relaxed environment, ideal for quiet evenings, movie nights, or as a children's play area. Despite its more intimate scale, it still offers multiple comfortable seating areas, ensuring functionality and comfort for all family members. This diversity of living spaces ensures every mood and occasion is perfectly accommodated.

The exterior of the villa is as impressive as its interior, boasting a spectacular swimming pool complex designed for ultimate relaxation and recreation. This private oasis features enchanting cascading falls that add a touch of resort-style luxury, complemented by a soothing hot tub jacuzzi. Surrounded by meticulously landscaped gardens, the pool area provides an

exclusive retreat for sunbathing, refreshing dips, and enjoying the glorious Southern Spanish climate in complete privacy and tranquility.

Beyond the immediate confines of the villa, the San Roque Club urbanisation itself is a beacon of luxury and security. Residents benefit from 24-hour security, ensuring peace of mind and an exclusive, protected environment. The club offers not one, but two championship golf courses – the "Old Course" and the "New Course" – alongside equestrian facilities, tennis courts, and a vibrant social scene, all set against the stunning natural beauty of Andalusia.

The strategic location of San Roque Club in Southern Spain, within the famed 'Golden Triangle' of Marbella, Estepona, and Sotogrande, places this property within easy reach of glamorous marinas, exquisite dining, high-end boutiques, and pristine beaches. The region’s temperate climate, rich culture, and diverse landscape, from the Mediterranean coast to the Sierra Bermeja mountains, offer an unparalleled quality of life that is highly sought after by discerning international buyers.

This magnificent villa truly represents the pinnacle of luxury living within one of Southern Spain's most coveted addresses. With its extensive accommodation, modern energy efficiency, unparalleled golf and sea views, and a wealth of premium features including the unique hidden guest suite and resort-style pool complex, it is perfectly poised for families seeking an exclusive permanent residence or a grand holiday retreat. It offers an exceptional opportunity for those who appreciate refined entertaining, comfortable family living, and the prestige of a golf-front lifestyle in the heart of Andalusia.

Details

Reference	R4158832	Property Type	Villa
Status	Sale	Price	2,750,000 €
Bedrooms	7	Bathrooms	by request
Build size	856 m²	Plot Size	3,628 m²
Terrace	166 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, 24H Security, Parking, Investment, Resale