

SAN ROQUE CLUB

1,250,000 €

REFERENCE R5213581

Timeless Elegance & Frontline Golf: A Masterpiece at San Roque Old Course

4	4	276 m²	1,995 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE











Description

Timeless Elegance & Frontline Golf: A Masterpiece at San Roque Old Course

Welcome to 'The Villa at San Roque Old Course', an extraordinary residence offering the pinnacle of frontline golf living. Nestled directly on the greens of the prestigious San Roque Club Old Course, one of Southern Spain's most exclusive golf destinations and a Top-100 course in Europe, this property is a sanctuary of peace, privacy, and refined sophistication. Perfectly situated between the vibrant charm of Estepona and the iconic Rock of Gibraltar, it promises an unparalleled Mediterranean lifestyle.

Property Overview & Exceptional Potential

This magnificent Andalusian villa offers approximately 275 m² of interior space, meticulously designed for comfort and elegance. It features four opulent en-suite bedrooms, each providing a private retreat for residents and guests alike. The villa sits proudly on a sprawling 2,000 m² plot, adorned with lush, manicured gardens that create a serene natural backdrop. From various vantage points, enjoy picturesque views across your private oasis, the undulating surrounding hills, and the tantalizing possibility of opening up an even more spectacular panorama to the 2nd hole of the Old Course. The property also boasts a private swimming pool with an expansive sun terrace and chill-out zone, perfect for relaxation or elegant entertaining.

A truly compelling aspect of this estate is its inherent potential. With new solar panels already installed for enhanced energy efficiency, the property also benefits from a rare and significant allowance for extension, permitting a total build of up to 650 square meters – an extraordinary opportunity for a discerning buyer to significantly expand and tailor the residence to their unique vision, creating an even more expansive and personalized luxury abode.

Interior Sophistication: A Blend of Classic Charm and Modern Aspirations

Step inside this classical Spanish villa, immediately captivated by its timeless allure. Beautiful marble flooring gleams under natural light, and intricate traditional architectural details exude an air of grandeur. Generous proportions throughout create an open and airy atmosphere, with high ceilings and carefully placed windows inviting the stunning outdoor scenery in. The current design reflects a rich heritage and meticulous craftsmanship, offering a solid foundation for those who appreciate enduring elegance.

Beyond its classical charm, lies an exceptional opportunity for transformation. This property stands as a magnificent canvas, inviting contemporary upgrades or a complete redesign, ushering it into a new era of modern luxury. Imagine bespoke, state-of-the-art kitchens, spa-like bathrooms, or smart home integrations, all while preserving the villa's inherent character. Spacious living and dining areas flow effortlessly onto magnificent covered terraces, forging a seamless indoor-outdoor connection that is ideal for sophisticated entertaining, intimate family gatherings, or simply savoring the tranquil Andalusian climate.

Outdoor Oasis: The Essence of Mediterranean Living

Designed for year-round enjoyment, the exterior spaces of this villa are nothing short of breathtaking. Multiple covered terraces offer shaded retreats for al fresco dining, morning coffee, or evening cocktails, providing comfortable living spaces no matter the season. Meticulously manicured lawns stretch gracefully, framing the inviting private pool. This stunning pool area, complete with an expansive sun terrace and chill-out zone, is strategically positioned to offer superb views overlooking the 17th fairway of the San Roque Old Course – a truly privileged perspective.

Whether unwinding with family, hosting lavish garden parties, or simply basking in the warm Mediterranean sun, the outdoor setting exudes understated luxury and unparalleled tranquility. It's an environment where every moment is framed by natural beauty and the serene rhythm of golf course life. The recent installation of new solar panels not only contributes to the property's sustainability but also enhances the overall value and modern functionality of this exquisite outdoor sanctuary.

An Unrivalled Location in Southern Spain's Golf Heart

Situated within the highly sought-after and secure gated community of San Roque Club, this villa offers more than just a home; it offers an exclusive lifestyle. Residents benefit from uncompromising 24-hour security, ensuring peace of mind at all times. The San Roque Club itself, located in Southern Spain, is a world-class destination, featuring not one, but two championship golf courses – the legendary Old Course and the challenging New Course – providing endless opportunities for golf enthusiasts. Beyond golf, the community boasts an equestrian centre, adding another dimension of luxury and leisure.

The strategic location of the San Roque Club in Southern Spain enhances its appeal. It provides convenient proximity to the esteemed Sotogrande International School, making it an ideal choice for families. The vibrant Sotogrande Marina, with its exquisite dining, boutique shopping, and yachting facilities, is just a short drive away. Furthermore, the golden beaches of the Costa del Sol are easily accessible, offering endless opportunities for sun, sea, and relaxation.

For the true golf aficionado, the area is a veritable paradise. This region proudly hosts some of Europe's other Top-100 courses, including the revered Valderrama Golf Club, La Reserva Club Sotogrande, and the prestigious Finca Cortesin. Owning a property here places you at the epicentre of European golf, surrounded by the finest courses and an international community that shares your passion for the game and the finer things in life.

A Rare Investment in Coastal Luxury

For discerning buyers seeking ultimate golf-front exclusivity, refined Andalusian architecture with potential for modern reinvention, and unmatched privacy, this San Roque villa represents an extraordinarily rare opportunity. More than a residence, it's a chance to own a significant piece of the Costa del Sol's illustrious golfing heritage, promising an unparalleled lifestyle and a legacy for generations to come. Embrace the dream of luxury living on the fairways of Southern Spain.

Details

Reference	R5213581	Property Type	Villa
Status	Sale	Price	1,250,000 €
Bedrooms	4	Bathrooms	4
Build size	276 m²	Plot Size	1,995 m²
Terrace	50 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Alarm system, 24H Security, Parking, Investment, Resale