

SAN ROQUE

■■■■■ ■ San Roque

■■ 2 995 000 €

■■■■■■■■ R5426800

4	479 m²	2 700 m²
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New Development: Prices from 2,995,000 € to 2,995,000 €. [Beds: 4 - 4] [Baths: 3.5 - 3.5] [Built size: 479.00 m2 - 479.00 m2] This villa is set within Sotogrande, one of the most exclusive residential enclaves in Southern Europe, where privacy, security and a close connection to nature come together in perfect balance. Surrounded by expansive green areas, with open views over the Mediterranean Sea and the rolling landscape of world-class golf courses, this location offers a sophisticated, tranquil lifestyle deeply connected to its surroundings. Its proximity to prestigious golf clubs, polo facilities, a beach club and high-end lifestyle services makes this location a truly unique destination for those seeking excellence and discretion. This villa sits on a plot of 2,700 m², with a total floor area of 479 m² spread over two floors, comprising a total of 4 bedrooms, 3 bathrooms and a toilet. The villa is conceived as a private retreat where architecture, landscape and light meet naturally. Spaces open towards the outdoors, allowing views, air and natural light to become part of everyday life. A home designed to enjoy time, space and tranquillity. The villa unfolds across two stepped levels that gently adapt to the natural topography, creating a sense of lightness, balance and harmony. The main living area opens entirely to the outdoors through expansive glazed surfaces, seamlessly connecting interior spaces with generous terraces and a striking cantilevered infinity pool, conceived as the home's defining feature. The design combines clean lines and pure geometries with carefully selected natural materials. Pergolas with exposed beams reinterpret Mediterranean tradition through a contemporary lens, creating outdoor spaces designed to be enjoyed throughout the year. On the lower level, more private areas integrate with the garden through large windows, reinforcing the continuity between interior and exterior while enhancing the connection with nature. The architectural composition, defined by balanced volumes, cantilevered planes and the interplay of light and ■shadow, ■brings ■both ■character and ■dynamism ■to ■the ■façade, ■while the ■cantilevered ■infinity pool ■becomes ■a sculptural ■element ■that ■frames ■the views and ■defines ■the ■identity ■of ■the ■villa.

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