



## Detached Villa for sale in Sotogrande Alto, Sotogrande

4,500,000 €

Reference: R5014051 Bedrooms: 6 Bathrooms: 8 Plot Size: 3,700m<sup>2</sup> Build Size: 1,220m<sup>2</sup> Terrace: 260m<sup>2</sup>





## Costa de la Luz, Sotogrande Alto

Welcome to a true gem in San Roque Club- A Truly special Golf Lovers Villa with direct access to 6 of the famous San Roque Clubs Fairways.

A magnificent residence nestled in a quiet cul-de-sac, offering great privacy and tranquillity. Designed by the talented Argentine architect Gustavo Moser, it's built to 6-star standards by a very renowned company, ensuring top-notch quality. This property is situated in the prestigious San Roque Club, boasting excellent orientation.

This prestigious private 24hr gated community boasts 2 golf courses. The old course famous for its Ryder Cup title. 5 Star hotel and the clubhouse famed for being the ex home of the famous Gin brand Larios. Various restaurants on site plus a commercial centre and supermarket within 1 minute drive.

Sitting on an expansive 3,700 square meter plot, the property offers you space and tranquillity. The villa spans 1,220 square meters, ensuring ample room to enjoy. Here's the best part – it's surrounded by a golf course on three sides, offering stunning views and a golfer's paradise. Not to mention the two picturesque lakes on two sides, adding a touch of serenity to your surroundings.

As you enter, you'll be greeted by a unique electronic entry door that sets the tone for what lies inside. The villa features six bedrooms, each with its ensuite bathroom for ultimate convenience. The Italian design kitchen is a chef's dream, and there are two spacious salons for relaxation. Remember the special TV lounge and a contemporary fire and TV unit for cosy movie nights.

Entertainment options are endless: a dedicated cinema, a wine bodega and bar, a gym, a sauna, and a games room. Golf enthusiasts will love the golf simulation room.

The smart electrics, fibre optic connectivity, and iPad-controlled systems add a modern touch.

The interior has unique bespoke doors and wardrobes, and the main bedroom suite is truly spectacular. Italian Laminam walls adorn all the bathrooms, and Geisi bathroom furniture adds a touch of luxury. The floors mix porcelain and wood, creating a warm and inviting ambience.

This villa also boasts a 6-car garage and an ample storage space. The landscaped gardens feature three fountains, while electric gates provide security and convenience. Enjoy the huge 18-meter infinity pool with a sunken seating area, a jacuzzi, and a gazebo.

There's a separate apartment for guests, and a professional putting green awaits you on the rooftop. You can also soak up the sun on the large terrace with decking. The garden enjoys an automatic irrigation system and lighting system, making it a perfect place to relax and entertain.

This villa also boasts a high energy rating and comes with a 10-year structure warranty, giving you peace of mind.

Golfers.... What are you waiting for!!

Contact us now.





## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 Solarium  
 WiFi  
 Gym  
 Games Room  
 Utility Room  
 Barbeque  
 Staff Accommodation  
 Basement  
 Fiber Optic  
 Bar  
 Guest Apartment  
 Jacuzzi  
 Restaurant On Site  
 Domotics

### Views

Sea  
 Mountain  
 Panoramic  
 Country  
 Garden  
 Pool  
 Golf

### Pool

Heated  
 Private

### Garden

Private  
 Landscaped

### Orientation

South

### Setting

Commercial Area  
 Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Close To Marina  
 Frontline Golf

### Furniture

Optional

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Entry Phone  
 Safe

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Fireplace  
 Central Heating  
 U/F Heating  
 U/F/H Bathrooms

### Condition

Excellent  
 New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Private  
 More Than One



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**Utilities**

Electricity

Drinkable Water

Telephone

Photovoltaic solar panels

Solar water heating

**Category**

Luxury

Contemporary

Golf