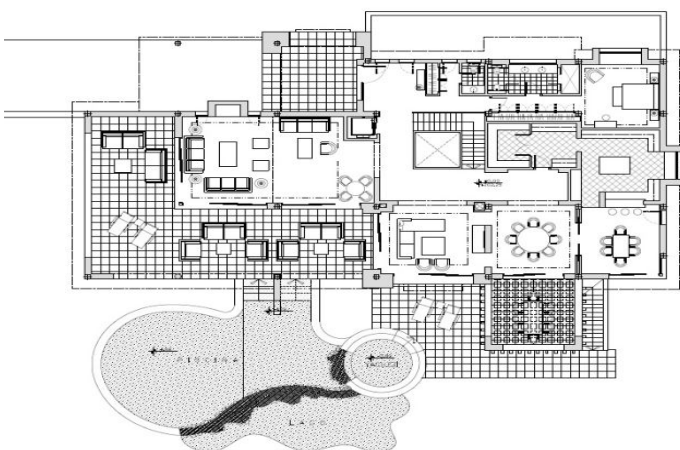


# Detached Villa for sale in San Roque, San Roque

5,500,000 €

Reference: R88666 Bedrooms: 6 Plot Size: 2,329m<sup>2</sup> Build Size: 1,314m<sup>2</sup> Terrace: 272m<sup>2</sup>



ALZADO ESTE

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## Costa de la Luz, San Roque

Exclusive villa project for sale in Sotogrande with big lounge with gable roof, sitting room, dining room, fitted kitchen with pantry and breakfast area, elevator, gym, games room, cinema room, sauna, Turkish bath, service apartment, laundry room, machinery room, storage room, garage for up to 5 cars in the basement, air conditioning hot/cold, underfloor heating, domotic system, music system, satellite TV and many more. You can choose between the modern design or a more traditional Spanish style project. There exists also the option to buy the plot with project and license only for 1.000.000 EUR, yet the price of the plot including the completely finished villa is of 5.500.000 EUR.

Sotogrande is a luxury housing development that belongs to the township of San Roque, in the province of Cadiz; next to the Strait of Gibraltar and less than 20 minutes from the Costa del Sol. With modern entertainment and leisure trends, mixed with the traditional style of the Andalusian life; it was founded in 1962 and it is one of the most prestigious housing developments around very famous golf courses in Europe. An incomparable place which gives to its inhabitants the best services and a large offer: luxury restaurants and hotels, modern and numerous sport facilities to practise polo, golf, tennis, paddle, horse riding and sea sport like sailing; besides spectacular houses. There is a wonderful Marina, one of the main polo clubs in the world. With good connections to visit the cities of the Costa del Sol and to access from Málaga airport or from Gibraltar. There are sandy beaches, equipped with the best security and comfort services. The sun shines 300 days per year in Sotogrande, where all over the year temperatures rarely exceed 27° C or fall below 15° C.

Plot + Project + Building license = 1.000.000 EUR

Completed villa = 5'500'000 EUR

Features: large living room with double pitch ceiling, further living room, dining room, fitted kitchen with pantry and breakfast area, elevator, gym, games room, cinema room, sauna, Turkish bath, staff apartment, laundry, plant room, storage , garage in basement for up to 5 cars, air conditioning, underfloor heating, home automation, music system, SAT-TV

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Sauna  
Games Room  
Utility Room  
Domotics  
Staff Accommodation  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Schools

### Furniture

Not Furnished

### Security

Alarm System  
Entry Phone  
Safe

### Category

Investment  
Golf  
Luxury  
Off Plan  
Contemporary

### Climate Control

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

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Garage