



Detached Villa for sale in San Roque, San Roque

2,700,000 €

Reference: R5054695 Bedrooms: 4 Bathrooms: 5 Plot Size: 1,012m² Build Size: 435m² Terrace: 400m²





Costa de la Luz, San Roque

A Private Sanctuary with Infinite Views: Your Exclusive Villa a Stone's Throw from Sotogrande - new construction. Imagine waking up bathed in sunlight, where every sunrise paints a living masterpiece: the Mediterranean merging with the horizon, the majestic silhouette of Gibraltar, and the distant African coast. This is the experience that awaits you in this stunning independent villa, a new landmark in the coveted Invespania Urbanization, just 5 km from Sotogrande, the most sophisticated enclave on the Costa del Sol. Here, luxury merges with ecological awareness and completely self-sufficient. Its 4 en-suite bedrooms are private oases, each with inspiring views and built-in wardrobes that invite organization. Light floods an open-concept living-dining area that extends to a terrace and private garden, creating an idyllic space for Mediterranean living. But the true delight awaits in the 136.80 m² basement, a blank canvas for your desires: a personal spa with its indoor pool and sauna, a state-of-the-art gym, an immersive cinema room, or a playful space for leisure? You decide. Sustainability is a promise: electric underfloor heating powered by photovoltaic panels (9.9 kw) Aerothermal energy, and a 90-meter deep private well guarantee an efficient and environmentally friendly future, with significant savings on consumption. With a generous built area of 436.91 m², plus 400m² of terraces, and set on a 1,000 m² plot, every detail of its modern design, crafted by an internationally renowned technical team, has been meticulously cared for. Furthermore, it includes a parking space for two vehicles and a total of 6 bathrooms. The location is a privilege: minutes from elite golf courses like Valderrama and La Reserva, serene beaches, and the vibrant life of Sotogrande. With Gibraltar just 15 minutes away and Marbella about 30 minutes, connections are unbeatable. This villa is not just a property; it's an invitation to a dream lifestyle, where luxury, nature, and sustainability meet. Don't let this unique opportunity on the Costa del Sol slip away! Contact us to experience your dream villa. Completion of the work is scheduled for September 2025.



Features:

Features

Covered Terrace
Private Terrace
Ensuite Bathroom
Marble Flooring
Double Glazing
Gym
Sauna
Jacuzzi

Views

Sea
Panoramic
Country
Garden
Pool

Pool

Indoor
Private

Garden

Private

Orientation

North
East
South
West

Setting

Close To Golf
Urbanisation
Close To Sea

Furniture

Not Furnished

Category

Luxury

Climate Control

U/F Heating

Condition

Excellent

Kitchen

Not Fitted