+34 604 489 646

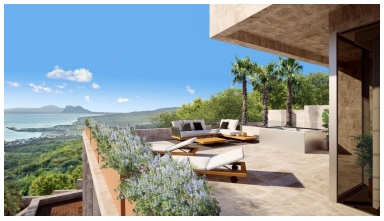
info@luxury-realty.com

Villa in San Roque

Reference: R5054695



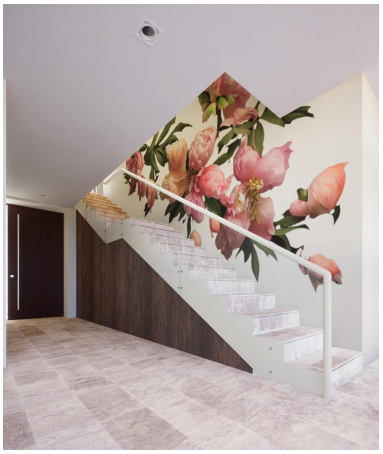
Bedrooms: 4
Bathrooms: 6
M² Build size: 435
Price: 2,700,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 1,012













Overview:

Luxury Realty proudly presents an unparalleled opportunity to acquire 'La Roca de San Diego', an exquisite new-build detached villa nestled within the esteemed Urbanización Invespania, San Roque. This architectural gem is strategically located just 5 kilometers from Sotogrande, a world-renowned residential enclave synonymous with prestige, elegance, and an exclusive Mediterranean lifestyle on the captivating Costa del Sol. From its privileged vantage point, the property commands breathtaking, uninterrupted panoramic views that sweep across the glistening Mediterranean Sea, extend to the iconic Rock of Gibraltar, and gracefully touch the distant, mystical shores of North Africa.

Architectural Excellence and Design Philosophy

Conceived by an internationally renowned technical team, this villa is a testament to contemporary design, where luxury meets functionality and aesthetic appeal. Spanning a generous total built area of 436.91 m², complemented by an expansive 400 m² of sophisticated terraced spaces, the residence is gracefully set upon a verdant 1,000 m² plot. Every detail has been meticulously considered to create a harmonious living environment that maximizes natural light, optimizes views, and offers an unparalleled sense of space and tranquility. The design philosophy embraces clean lines, high-quality materials, and an inherent connection to the stunning natural surroundings, ensuring an elevated living experience.

The villa’s intelligent distribution includes four sumptuously appointed en-suite bedrooms, each a private sanctuary designed for comfort and privacy. All bedrooms feature elegant built-in wardrobes and are thoughtfully oriented to capture optimal natural light and capitalize on the spectacular vistas. With a total of six exquisitely finished bathrooms, this residence ensures convenience and luxury for residents and guests alike, reflecting a commitment to superior comfort and sophisticated living throughout.

A Sanctuary of Light, Luxury, and Seamless Living

The main floor of La Roca de San Diego is an ode to open-concept living, where the gourmet kitchen, elegant dining room, and expansive living room flow seamlessly into one another. This cohesive design fosters a sense of unity and spaciousness, creating an ideal environment for both intimate family moments and grand entertaining. Floor-to-ceiling glass panels effortlessly connect these interior spaces to the extensive private terraces and meticulously landscaped garden, blurring the lines between indoor and outdoor living and inviting the Mediterranean climate indoors. The transition from the chic interiors to the sun-drenched outdoor areas is fluid, perfect for al fresco dining, relaxation, or simply soaking in the mesmerizing views.

Unrivalled Amenities and Bespoke Wellness Spaces

The lower level of this magnificent villa, encompassing 136.80 m², is dedicated to luxury and personal wellness. It features a lavish sauna, offering a serene escape for rejuvenation, and an inviting covered spa-pool, providing a tranquil aquatic haven regardless of the weather. Beyond these indulgent amenities, a significant portion of this floor is left as a flexible canvas, awaiting your personal touch. This expansive area can be effortlessly transformed into a state-of-the-art private gymnasium, a sophisticated home cinema, an exclusive wine cellar, or any bespoke space that perfectly complements your lifestyle and desires. This customisable zone underscores the villa's commitment to catering to the most discerning tastes.

Sustainable Elegance and Future-Proof Living

La Roca de San Diego stands as a beacon of sustainable luxury, thoughtfully equipped with cutting-edge environmental technologies designed to minimize its ecological footprint while maximizing efficiency and comfort. An advanced electric underfloor heating system ensures consistent warmth throughout the colder months, providing discreet and efficient climate control. Powering much of the property's needs are high-capacity 9.9 kW photovoltaic solar panels, harnessing the abundant Spanish sun. Further enhancing its self-sufficiency is a private water well, drilled to an impressive depth of 90 meters, ensuring an independent and reliable water supply. These sophisticated elements converge to deliver exceptional energy self-sufficiency and substantially reduce ongoing operating costs, embodying a truly modern and responsible approach to luxury living.

Prime Location: The Heart of Southern Spain's Elite Lifestyle

Situated in the distinguished Urbanización Invespania, within the municipality of San Roque, this location is unrivalled. It places you at the epicenter of Southern Spain's most exclusive leisure pursuits. Within mere minutes, residents have access to world-class golf courses such as the legendary Valderrama Golf Club and La Reserva Club Sotogrande, revered by golf aficionados globally. The area is also celebrated for its exceptional equestrian facilities, prestigious polo fields, and the bustling marinas of Sotogrande and Duquesa, offering unparalleled yachting and nautical activities. Pristine beaches, chic beach clubs, and an array of fine dining options are all within easy reach, crafting a lifestyle of effortless sophistication and recreation.

The villa's strategic position offers exceptional connectivity. Gibraltar, with its international airport and unique British charm, is just a 15-minute drive away. The glamorous city of Marbella, famed for Puerto Banús and its vibrant social scene, can be reached in approximately 30 minutes, via excellent road networks. This prime location provides the perfect balance of serene privacy and convenient access to key regional hubs and international travel links.

An Investment in Exclusivity and Future Value

This magnificent property represents more than just a home; it is a solid, intelligent investment and a truly unique opportunity for discerning individuals seeking a modern, energy-efficient residence boasting privileged views in one of the most sought-after and exclusive areas of Southern Spain. La Roca de San Diego offers a lifestyle of unparalleled luxury, comfort, and sustainability, set against the breathtaking backdrop of the Mediterranean. Its combination of architectural excellence, state-of-the-art amenities, and a prime location ensures its enduring appeal and significant appreciation potential.

For more detailed information or to arrange a private viewing of this extraordinary property, please do not hesitate to contact Luxury Realty. Our team looks forward to assisting you in discovering your dream home in San Roque.

Features:

None, Pool, Sea views, Private garden, None, None