



## Detached Villa for sale in Torreguadiaro, San Roque

**1,250,000 €**

Reference: R5017588   Bedrooms: 4   Bathrooms: 4   Plot Size: 1,110m<sup>2</sup>   Build Size: 366m<sup>2</sup>   Terrace: 100m<sup>2</sup>





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## Costa de la Luz, Torreguadiaro

The Refurbished Double Plot Beauty in Torre!

It is rare to find a large detached villa on the market in Torreguadiaro. What is more, to find a double plot property which has been refurbished is even rarer.

This property is in Punta Europa, a quiet gated community inside the town limits of Torreguadiaro. It offers an easy walk to all the bars, shops, restaurants, beach, and even to the Port of Sotogrande. Simply put it is a fantastic location.

The property itself is beautifully refurbished by one of the top German local builders. It offers Spanish charm with Danish quality of design. As you enter into the top floor, there are 2 large bedrooms (1 double sized as it is also a playroom), 2 bathrooms, and a beautiful open plan kitchen/living area connected to a large wooden deck with sea, Gibraltar, and Africa views. This floor is totally refurbished with underfloor heating and tasteful Scandinavian minimalism.

The basement floor, connected via an internal staircase, has a further bedroom and office area as well as a bathroom. This area could be refurbished further to add 2 more bedrooms/gym/home cinema.

Where this property sets itself apart is the outside space. With a double flat plot (again rare) totalling 1100m<sup>2</sup>, this property offers exactly what customers seek - a life outdoors. With a heated salt water pool, a large lawn, and a beautifully built pool house with a top of the range grill, as well a viewing solarium, it is impossible not to entertain well here.

If you understand Torreguadiaro, you will understand why this is an incredible investment - you cant find a village locked against the sea with no large "road passing through that allows you to walk to everything. Torreguadiaro IS the gastronomic route of San Roque, the Beach is voted one of the Top10 beaches in Mainland Spain, and developers have seen the intrinsic value bringing huge investment. If you were to turn this home into a 4/5 bed home, the price would jump up. The demand is never ceasing, as the Sotogrande Crowd have realised that Torreguadiaro and its community offers something that is very unique.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Guest Apartment  
Guest House  
Utility Room  
Wood Flooring  
Domotics  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels

### Orientation

South

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Contemporary

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One