



## Detached Villa for sale in San Roque, San Roque

**2,700,000 €**

Reference: R5054695   Bedrooms: 4   Bathrooms: 6   Plot Size: 1,012m<sup>2</sup>   Build Size: 435m<sup>2</sup>   Terrace: 400m<sup>2</sup>





## Costa de la Luz, San Roque

New-Build Villa with Panoramic Sea Views in Invespania – 5 km from Sotogrande We present this exclusive, newly built detached villa located in the sought-after Invespania residential area, just 5 km from Sotogrande—one of the most prestigious enclaves on the Costa del Sol. The property boasts uninterrupted views of the Mediterranean Sea, Gibraltar, and the North African coastline. The villa offers a total built area of 436.91 m<sup>2</sup>, plus 400 m<sup>2</sup> of terraces, set on a 1,000 m<sup>2</sup> plot. Designed by an internationally renowned architectural and technical team, the home features four en-suite bedrooms, all with built-in wardrobes and oriented to maximize natural light and panoramic views. There are six bathrooms in total. The main floor includes an open-plan living space that integrates the kitchen, dining, and lounge areas, seamlessly extending to the terrace and private garden. The 136.80 m<sup>2</sup> basement is delivered as a flexible open space, preconfigured for optional amenities such as a spa, indoor pool, gym, home cinema, or entertainment area, tailored to the buyer's preferences. The villa has been conceived with sustainability and energy efficiency in mind, and is equipped with:

- Electric underfloor heating system.
- 9.9 kW photovoltaic solar panels.
- Aerothermal system.
- Private water well (90 meters deep).

These features ensure high energy autonomy and significantly reduced operating costs. A two-vehicle parking space is included on the property. Location: Close to world-class golf courses such as Valderrama and La Reserva, pristine beaches, and Sotogrande's marina and lifestyle amenities. Just 15 minutes from Gibraltar and 30 minutes from Marbella, with excellent road connectivity. This villa offers a rare opportunity for discerning buyers seeking a modern, energy-efficient home with exceptional views in one of Southern Spain's most desirable areas. For further information or to arrange a viewing, please contact us.



## 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