



5 Bed Detached Villa For Sale

€1,075,000

San Roque, Costa del Sol

Ref: APEX03896821

Magnificent villa next to the Link golf course that runs along the Alcaidesa beach, with stunning views of Gibraltar and the African Coast, in the best area of the urbanization, a couple of minutes walk to the beach and very close to the area tourist and commercial. La Alcaidesa is a modern and quiet urbanization a few minutes by car from Sotogrande and the entire Campo de Gibraltar, whose beach contains a large area of sand and a large slope that supports the beach and gives it the appearance of a cove. In its main access, a rocky group appears between the waters and forms a point of reference to be located next to the sea. It can be accessed from exit 124 of the Mediterranean motorway, in the direction of the urbanization. It is built on a 1,563 m² plot and is distributed over two f...

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APEX Marbella Property CC Doña Pepa. Local 6, La Reserva de

Marbella - 29604, Marbella - Málaga

APEX MARBELLA
PROPERTY

Gallery



Property Description

Location: San Roque, Costa del Sol, Spain

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It is built on a 1,563 m² plot and is distributed over two floors, plus a garage for 3 cars. This house is an ideal home to enjoy it all year round due to its extraordinary construction qualities, with its perimeter enclosures made up of 2 parallel sheets of ceramic bricks taken with cement and sand mortar and an air chamber with a thermal waterproofing barrier / acoustics that maintain a constant temperature with maximum energy efficiency and minimum electricity consumption, in addition to an extensive list of first qualities.

The luxury and functionality of this villa also stand out, details such as its automated pool for water treatment, filtration and cleaning as well as its pre-installation for heating, a large and extensive perimeter wall that provides maximum security, a tower with panoramic sea views , Gibraltar and the African Coast, two covered porches with different orientations, allowing you to enjoy the exterior of the house any day of the year, a vegetable garden, electric shutters, armored glass, alternative water heating systems by solar panels, butane gas and electricity, hot air heating throughout the home, generated by two turbo-convactor chimneys, or alternatively by low-consumption Econo Heat electrical panels that generate heat by convection, and so on.

In short, this fantastic villa is a magnificent investment to enjoy both as a regular home and as a holiday residence in the best and most privileged location in Campo de Gibraltar.

Detached Villa in Alcaidesa Costa of 442 m² on a plot of 1,563 m² spread over 3 floors. It has 5 bedrooms, 3 bathrooms, 2 living rooms, 1 kitchen, South facing

DISTRIBUTION:

BASEMENT: Access to garage, garage, bathroom, elevator

GROUND FLOOR: Entrance, garden, swimming pool, orchard, 2 porches, hall, corridor, distributor, living room, living room, kitchen, laundry room with elevator, 4 bedrooms (one of them with dressing room

FIRST FLOOR: Living room, solarium terrace

FEATURES:

Interior joinery: wood

Exterior carpentry: double window

Heating: a / c cold - heat

Air-conditioning

Alarm

Pool

(A complete BUILDING, QUALITY AND GENERAL TABLE OF SURFACES IN HOUSING, BASEMENT AND GARDEN is available)

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Additional Info

For Sale	Beds: 5	Baths: 3
Type: Detached Villa	Area: 442 sq m	Land Area: 1563 sq m
Pool	Setting: Frontline Golf	Beachside
Close To Golf	Close To Sea	Urbanisation
Orientation: South	Condition: Excellent	Pool: Private
Climate Control: Air Conditioning	Hot A/C	Cold A/C
Fireplace	Views: Sea	Garden
Pool	Street	Covered Terrace
Lift	Fitted Wardrobes	Private Terrace
Solarium	Games Room	Guest Apartment
Storage Room	Utility Room	Ensuite Bathroom
Marble Flooring	Barbeque	Double Glazing
Domotics	Basement	Furniture: Optional
Kitchen: Fully Fitted	Garden: Private	Security: Gated Complex
Electric Blinds	Entry Phone	Safe

Parking: Underground	Garage	Covered
More Than One	Private	Utilities: Electricity
Drinkable Water	Telephone	Gas
Category: Bargain	Cheap	Golf
Holiday Homes	Investment	Luxury
Reduced	Resale	Contemporary
Internal Area : 442 sq m	Land Size : 1563 sq m	

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