



## Villa for sale in San Roque

950,000 €

Reference: R4570294   Bedrooms: 3   Bathrooms: 3   Build Size: 152m<sup>2</sup>





## Costa de la Luz, Torreguadiaro

This stunning property, a new construction from the year 2022, is located in the exclusive Urbanización de Invespania. With a plot of approximately 508 square meters, this two-story home offers exceptional design and modern amenities.

On the ground floor, entry is through a hall-receiver that leads to a guest room with a private bathroom, a utility room, a fully equipped American kitchen, and a spacious living-dining room. From this level, there is direct access to the porch, extending towards the private pool, offering panoramic views of the sea, perfect for relaxation and enjoying unforgettable moments.

The upper floor houses two additional bedrooms and two bathrooms. The main bedroom has direct access to a terrace that offers breathtaking sea views, creating a tranquil and lovely space to enjoy at any time of the day.

This chalet is equipped with advanced home automation systems, all windows have double glazing for optimal insulation, it features an alarm system, and has hot/cold air conditioning to provide comfort throughout the year.

The property is strategically located just 800 meters from the beach, allowing easy access to the coastal environment. Additionally, it is only a 5-minute drive from Sotogrande, offering quick access to its exclusive facilities and services.

This property represents a unique opportunity for those seeking a luxury home in a privileged location with panoramic sea views and top-notch amenities.

### FEATURES:

Built 150m<sup>2</sup>

3 bedrooms

3 bathrooms

Year of construction 2022

Plot 508m<sup>2</sup>

Terrace

Porch

South orientation

### AMENITIES:

Hot/cold air conditioning

Swimming pool

Garden

### ENERGY CERTIFICATE:

In process



## Features:

### Features

Private Terrace  
Domotics

### Views

Sea  
Mountain  
Panoramic  
Pool  
Beach

### Pool

Private  
**Security**  
Alarm System

### Orientation

South

### Setting

Close To Sea

### Kitchen

Fully Fitted

### Parking

Street

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Garden

Private