



## 5 bedroom Villa for sale in San Roque, Cádiz

























1,550,000€

Set within a prestigious gated community, this three-storey villa offers the perfect mix of luxury, security, and tranquillity. Enjoy open sea views, frontline golf positioning, and complete peace — all just minutes from Sotogrande's best amenities.

Designed for modern living, the home features five bedrooms, ideal for families. Unlike most properties in the area, the entrance is at garden level, creating a natural flow between the spacious living and dining areas, outdoor terraces, pool, and garden. An ethanol fireplace subtly separates the living spaces, while the kitchen also opens directly to the outside. A guest toilet is conveniently located on this floor.

Upstairs, four bedrooms share three sleek bathrooms, each with walk-in showers. The top floor is reserved for the master suite, offering a walk-in wardrobe, en-suite bathroom, and a private terrace pre-fitted for an outdoor spa. A covered garage completes the property.

Residents benefit from 24-hour security, a gym, a communal pool, and two padel courts. Galerías Paniagua is within walking distance, with cafés, restaurants, and a pharmacy just a few minutes' drive away — making this an unbeatable lifestyle opportunity.

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|--|---|--|
|  5 bedrooms                  |  4 bathrooms           |  263m <sup>2</sup> Build size |
|  500m <sup>2</sup> Plot size |  Swimming Pool         |  aire acondicionado           |
|  armarios empotrados         |  azotea                |  calefacción central          |
|  cocina amueblada            |  cocina equipada       |  condominio                   |
|  edificio con garaje         |  exterior              |  gimnasio                     |
|  jardín                      |  jardín comunitario    |  lavadero                     |
|  luminoso                    |  parking               |  piscina                      |
|  piscina comunitaria         |  plaza garaje incluida |  solárium                     |