

## Villa

San Roque



Chambres: 5  
Statut: Vente

Salles de bains: 3  
Type de propriété: Villa

M<sup>2</sup>: 442  
Référence: R3896821

Prix: 1 075 000 €  
Publish date: 12.05.23

Vue d'ensemble: 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 m<sup>2</sup> 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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Caractéristiques:

Piscine, Climatisation, None, Vue sur la mer, None, Ascenseur, Parking, Golf, None, None, None, None