



## 5 Bed Property For Residential in Cádiz

### San Roque

- armarios empotrados
- terraza
- piscina
- orientación sur

- aire acondicionado
- solárium
- vistas al mar
- calefacción central

€1,100,000

Ref: R3514282

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Avenida da Liberdade 67B, 5th Floor, 1250-140 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940



## Property Description

PROJECT of a MODERN CONTEMPORARY VILLA on a PLOT OF LAND with a surface of 1.143m<sup>2</sup> and a total building area of 530m<sup>2</sup> including terraces. Located in the Manilva area, next to the prestigious urbanization of Sotogrande, south facing, with panoramic views over the sea, including Gibraltar and to the Africa coastline. Only a 10-minute walk to the magnificent local beaches. Located only a 5-minute drive to the attractive Puerto de La Duquesa & Torre Guadiaro where you will find all kind of amenities and leisure areas. Situated in an urbanization with all supplies and building permits. Building License included. The design of this villa is modern and fresh. The horizontal lines, parallel to the sea, create a symmetrical shape, while the vertical lines break that symmetry and give movement to the villa. Set on 2 levels plus a basement, this spacious Costa del Sol villa is open to modifications and for you to choose the finish and quality of the fittings. The ceilings in the living room is double in height and the walls with large windows give a beautiful light inside the property. The first floor has large windows which provide natural light to all the bedrooms, allowing light to enter conveniently according to the time of the day and the season. The villa has been designed to maximize the indoor-outdoor flow that is so essential for Spanish living. Water features around the villa give to it a Zen factor. The large windows make the space look wider and moulds the house with the environment. This villa has been designed using the latest techniques to have an ecological and low maintenance building. The open plan design accentuates the relation between exterior and interior, giving rise to a unique harmonious space. The master bedroom has walk-in closets and enjoys a luxury on-suite bathroom. The interior of the house has been designed to be fluid and continuous with different living zones for day and afternoon light according to the sun exposure. Our in-house Interior Designers will work together with you to find the best choices in furniture and finishes. Every single element, from the architecture that gives shape to the building, to the smallest design detail, pursues the same philosophy and uses the same language. All the qualities we use in our houses are high standard. These villas are strategically located in the Costa del Sol very close to various ports: Duquesa and Sotogrande. You will find all kinds of services and amenities such as restaurants, international schools, polo and golf within minutes. These villas are made to live comfortably, with amazing views overlooking the Mediterranean Sea and within walking distance to the beach. EXCELLENT PROJECT, This price doesn't include the basement, Must be seen!!.

# Gallery



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Land Area</b> 390m2
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### Property Features

armarios empotrados	aire acondicionado	trastero
terraza	solárium	plaza garaje incluida
piscina	vistas al mar	jardín
orientación sur	calefacción central	chimenea
ventanas climalit	garaje	gimnasio
cocina equipada		