



## Ground Floor Apartment for sale in San Roque, San Roque

**475.000 €**Referenz: R5164798   Schlafzimmer: 3   Badezimmer: 4   Grundstücksgröße: 31m<sup>2</sup>   Garten: 180m<sup>2</sup>   Terrasse: 81m<sup>2</sup>



## Costa de la Luz, San Roque

Exceptional 3-Bedroom Garden Apartment, Front Line Golf in San Roque Club

Spacious and bright ground-floor apartment with a private garden, located in the prestigious San Roque Club. This property offers 3 large en-suite bedrooms, a guest toilet, and generously sized living spaces, ideal as both a permanent residence or a holiday home.

The elegant entrance hall leads to a very spacious living/dining room with direct access to the main terrace, a large fully fitted kitchen with separate laundry room, and a corridor with access to the guest toilet, a small storeroom, and the three bedrooms.

The master bedroom and living room open onto a stunning covered terrace, fully enclosed with glass curtains, connecting to the private garden and communal areas. West-facing, it enjoys beautiful countryside views and breathtaking sunsets. The other two bedrooms share an additional terrace facing east, perfect for the morning sun.

This property features marble floors, hot & cold air conditioning, and underfloor heating in the bathrooms, ensuring year-round comfort. It also includes 2 underground parking spaces, 2 storerooms, and 2 golf buggy parking spaces, all included in the price.

Ideally located within San Roque Club, offering a clubhouse, 24-hour security, and two prestigious golf courses, in a tranquil natural setting. Excellent connections via the N-340, just a short drive to the vibrant Sotogrande Marina, Sotogrande International school and several renowned golf courses.

## Eigenschaften:

### Merkmale

Überdachte Terrasse

Aufzug

Private Terrasse

Lagerraum

Badezimmer

Marmorböden

Einstellungsschränke

Versorgungsraum

### Einstellung

Urbanisierung

Frontline Golf

Küche

Voll ausgestattet

### Parken

Unterirdisch

Mehr als eins

### Orientierung

West

### Klimakontrolle

Klimaanlage

Kalte a/c

Heiße A/C.

Kamin

U/f/h Badezimmer

### Zustand

Exzellent

### Pool

Gemeinschaft

### Garten

Gemeinschaft

Privat

### Sicherheit

24 -Stunden -Sicherheit

Sicher