



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

475,000 €

Reference: R5164798

Bedrooms: 3

Bathrooms: 4

Plot Size: 31m<sup>2</sup>

Build Size: 180m<sup>2</sup> Terrace: 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.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceWestAir Conditioning

LiftCold A/CPrivate TerraceHot A/CStorage RoomFireplace

Ensuite Bathroom U/F/H Bathrooms

Marble Flooring
Fitted Wardrobes

Utility RoomConditionPoolUrbanisationExcellentCommunal

Frontline Golf
Kitchen Garden Security

Fully Fitted Communal 24 Hour Security

Private Garden Safe

Parking Underground More Than One