



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

620,000 €

Reference: R5193958 Bedrooms: 3 Bathrooms: 3 Plot Size: 355m<sup>2</sup> Build Size: 186m<sup>2</sup> Terrace: 127m<sup>2</sup>





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## Costa de la Luz, San Roque

### Spacious 3-Bedroom Garden Apartment in San Roque Club

This excellent ground-floor apartment offers a perfect blend of comfort, privacy, and natural beauty. The property features a private pool, and a beautifully landscaped garden maintained by the community, as well as access to a large communal pool.

The interior is designed for both functionality and style, offering three bedrooms with direct access to the terrace, two bathrooms with underfloor heating, and a guest toilet. The large living and dining area connects seamlessly to the terrace, creating a bright and open atmosphere ideal for entertaining or relaxing. The fully equipped kitchen is complemented by a separate utility room, while part of the terrace has been enclosed to serve as a comfortable second living room or office space.

Additional features include air conditioning (hot/cold), two private parking spaces and one buggy parking space. The apartment faces southwest, ensuring abundant natural light and exceptional privacy, with lush greenery providing natural screening from neighbouring properties.

Set within the prestigious San Roque Club, residents enjoy 24-hour security, a clubhouse, and two world-class golf courses in a tranquil natural setting. The location offers easy access to the vibrant Sotogrande Marina, beautiful beaches, Sotogrande International School, and several renowned golf courses, making it an ideal home for those seeking luxury, peace, and convenience.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Utility Room

### Views

Country  
Garden  
Pool

### Pool

Communal  
Private Pool

### Security

24 Hour Security  
Electric Blinds  
Safe

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Frontline Golf

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Communal  
Private Garden

### Category

Resale