



## Stadthaus zum Verkauf in San Roque, San Roque

**775.000 €**Referenz: R5224378   Schlafzimmer: 3   Badezimmer: 3   Grundstücksgröße: 164m<sup>2</sup>   Garten: 280m<sup>2</sup>   Terrasse: 142m<sup>2</sup>



## Costa de la Luz, San Roque

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB. Located within the prestigious San Roque Club, one of the most exclusive residential enclaves on the Costa del Sol, this property stands in a privileged natural setting surrounded by championship golf courses and an atmosphere of absolute tranquillity. Its proximity to Sotogrande, magnificent beaches, international schools, and a full range of services makes this location ideal for those seeking convenience and a superior quality of life. Set within a secure, meticulously maintained gated community, the property benefits from 24-hour security, extensive landscaped areas, a gym, sauna, and a large communal swimming pool framed by lush gardens and century-old cork oak trees that add charm to every corner. Its strategic position provides quick access to Sotogrande Marina, Alcaidesa Beach and its promenade, as well as supermarkets, restaurants, sports facilities, and the motorway connecting swiftly to Estepona, Marbella, Gibraltar, La Línea, and Algeciras. This beautiful and bright modern townhouse, completed in 2022, offers approximately 238 m<sup>2</sup> of intelligently planned living space that creates generous, welcoming areas filled with natural light. South-east facing, it enjoys breathtaking sunrise views that extend over the golf course, the coastline, the mountains, and the immaculate community gardens. The spacious, contemporary living room opens onto a large terrace and private garden featuring an inviting private pool. The contemporary kitchen with utility room, equipped with high-end appliances, blends seamlessly into the main living area, providing both elegance and functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glass-enclosed balcony. Two additional bright bedrooms, both with fitted wardrobes, share a full bathroom and have access to a second balcony overlooking the community entrance. One level above, the rooftop solarium offers a spectacular setting: a large open space with panoramic views of the sea, golf course, and natural surroundings—ideal for creating a chill-out area, adding a barbecue, or simply enjoying sunlight and privacy. Two private parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for enjoyment without compromise. The community itself is a true value addition. Fully gated, secure, and professionally managed, it delivers a sense of calm and order from the moment you enter. Its beautifully maintained green areas blend with a striking communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being—all with a very attractive community fee. With outstanding rental potential both in summer and throughout the golf season, this property represents a unique opportunity in one of the most sought-after destinations in southern Spain. A home distinguished by its design, setting, and quality—and a viewing is highly recommended.



## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Südwesten	Klimaanlage
In der Nähe des Transports		Kalte a/c
Private Terrasse		Heiße A/C.
Satellitenfernsehen		
Lagerraum		
Badezimmer		
Doppelverglasung		
Einstellungsschränke		
W-lan		
Fitnessstudio		
Sauna		
Spielzimmer		
Paddel -Tennis		
Versorgungsraum		
Holzböden		
Grill		
Restaurant vor Ort		
Höflichkeitsbus		
In der Nähe der Kirche		
Glasfaser		
Ansichten	Einstellung	Zustand
Meer	In der Nähe von Golf	Exzellent
Berg	In der Nähe des Hafens	
Panorama	Urbanisierung	
Land	In der Nähe des Meeres	
Garten	In der Nähe von Geschäften	
Pool	In der Nähe der Stadt	
Golf	In der Nähe von Schulen	
Straße	In der Nähe von Marina	
Pool	Möbel	Küche
Gemeinschaft	Optional	Voll ausgestattet
Privat		
Garten	Sicherheit	Parken
Gemeinschaft	Gated Complex	Unterirdisch
Privat	24 -Stunden -Sicherheit	Garage
Angelegt	Alarmanlage	Privat
Einfache Wartung	Eingabetelefon	Bedeckt
		Offen
		Straße
		Gemeinschaft
		Mehr als eins
Versorgungsunternehmen	Kategorie	
Strom	Ferienhäuser	
Trinkbares Wasser	Investition	



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Luxus  
Wiederverkauf  
Zeitgenössisch