



# Wohnung im Erdgeschoss zum Verkauf in San Roque, San Roque

659.000 €

Referenz: R5343022 Schlafzimmer: 3 Badezimmer: 2 Garten: 116m<sup>2</sup> Terrasse: 146m<sup>2</sup>





## Costa de la Luz, San Roque

Luxury Corner Garden Apartment in Emerald Green, San Roque Club

Experience refined living in this brand-new, ground-floor corner apartment located in the prestigious Emerald Green development within San Roque Club. Designed for comfort and elegance, this exceptional home offers generous indoor and outdoor spaces, enhanced by beautiful sea views.

Step into a bright and spacious living area that opens seamlessly onto a large terrace, enclosed with stylish glass curtains—perfect for year-round enjoyment. The expansive private garden features a jacuzzi and BBQ area, creating an ideal setting for relaxing or entertaining.

### Property Highlights:

- Built area: 286 m<sup>2</sup>
- Price: €659,000
- 3 spacious bedrooms
- 2 modern bathrooms
- Fully equipped contemporary kitchen
- Separate laundry room

### Outdoor & Lifestyle Features:

- Panoramic sea views from the living room and terrace
- Private landscaped garden (maintenance included in community fees)
- Jacuzzi and dedicated BBQ area
- Glass-curtained terrace for all-season use

### Community & Extras:

- Gated community with communal swimming pool
- Elevator access
- Underground parking with 2 private spaces
- 12 m<sup>2</sup> storage room
- Private electric vehicle charging points

### Additional Information:

- Furniture not included (negotiable)
- Community fees: €280/month
- Macro-community fees: €84/month
- Property tax (IBI): €753/year

This is a rare opportunity to own a sophisticated home in one of the most exclusive areas of the Costa del Sol—ideal as a permanent residence, holiday retreat, or investment.



## Eigenschaften:

### Merkmale

Private Terrasse  
Doppelverglasung  
Einstellungsschränke  
Whirlpool

### Ansichten

Meer  
Golf

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Privat

### Orientierung

Ost

### Einstellung

In der Nähe von Golf  
Frontline Golf  
In der Nähe des Waldes

### Möbel

Optional

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Sicher

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent  
Neubau

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage