



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

659,000 €

Reference: R5343022 Bedrooms: 3 Bathrooms: 2 Build Size: 116m<sup>2</sup> Terrace: 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.



## Features:

### Features

Private Terrace  
Double Glazing  
Fitted Wardrobes  
Jacuzzi

### Views

Sea Views  
Golf

### Pool

Communal

### Garden

Communal  
Private Garden

### Orientation

East

### Setting

Close To Golf  
Frontline Golf  
Close To Forest

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Safe

### Climate Control

Air Conditioning

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage