



# Apartamento Planta Baja en venta en San Roque, San Roque

659.000 €

Referencia: R5343022 Dormitorios: 3 Baños: 2 Construido: 116m<sup>2</sup> Terraza: 146m<sup>2</sup>





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## 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.



## Características:

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Terraza Privada  
Doble acristalamiento  
Armarios Empotrados  
Jacuzzi

### Vistas

Vistas al Mar  
Vistas a Golf

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario  
Jardín Privado

### Orientación

Este

### Posición

Cerca de Golf  
Primera línea de Golf  
Cerca de los Bosques

### Muebles

Opcionales

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Caja fuerte

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación  
Nueva Construcción

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje