



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

525.000 €

Reference: R5105740    Bedrooms: 2    Bathrooms: 2    Build Size: 98m<sup>2</sup>    Terrace: 42m<sup>2</sup>





## Costa de la Luz, San Roque

For Sale: Luxury ground floor apartment in Emerald Greens - San Roque Club (Cadiz) Discover this move-in ready 2-bedroom apartment located in the prestigious Emerald Greens complex within the exclusive San Roque Club resort. Combining modern Mediterranean architecture with high quality finishes, this property offers a serene living environment amidst natural beauty. Privileged location in the complex, completely south, southwest facing, close to the pool. Features of the property - Living area: 98.25 m<sup>2</sup> - Terrace: 41,96 sqm - Bedrooms: 2 - Bathrooms: 2 - Private garden: Yes - Parking: 2 underground parking spaces included - Storage room: Private storage room included - Orientation: Southwest, overlooking the golf course About Emerald Greens Emerald Greens is an exclusive residential project consisting of 80 apartments spread over 10 three-story buildings, grouped in three phases around three communal pools. Each building contains only 8 spacious apartments, contributing to a sense of privacy and exclusivity. The homes are designed with an "open plan" and "total living" concept, with spacious living rooms flowing seamlessly into large open terraces, fully integrated into the surrounding cork oak forests. The homes feature high-quality finishes, including large-format floor tiles, large windows, fully equipped kitchens, lighting packages in all rooms and air conditioning. In addition, the homes have the most effective thermal and acoustic insulation on the market (Energy Certificate: B) . Located in the heart of the famous San Roque Club resort, this apartment is in a privileged location above the famous "Old Course" golf course, which literally surrounds it. The resort is located between Valderrama Golf and the Royal Golf Club of Sotogrande, just a 20-minute drive from Gibraltar Airport and 90 minutes from the airports of Málaga and Jerez. Nearby you will find various leisure and sports facilities, the Sotogrande Marina, the Sotogrande International School, shopping centers and the fine sandy beaches of Alcaidesa, Sotogrande and Guadiaro . Amenities - Communal swimming pools - Extensive Mediterranean gardens - Underground parking garages - Private storage rooms - Elevator access - Air conditioning - Solar thermal panels - LED lighting - Double glazed windows This property offers a unique opportunity to live in an exclusive and peaceful setting with all modern conveniences at your fingertips. Perfect for those looking for comfort, luxury and beautiful natural surroundings.() For more information or to schedule a viewing, please contact us.



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Sitede restoran  
Bodrum

### Görüşler

Deniz  
Dağ  
Panoramik  
Bahçe  
Golf

### Havuz

Ortak  
Bahçe  
Ortak

### Kamu hizmetleri

Elektrik  
İçilebilir su

### CO2 Emisyon Derecesi

B

### Oryantasyon

Güney Batı

### Ayar

Golf'e yakın  
Kentleşme  
Okullara yakın  
Cephe Golf

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Giriş telefonu

### Kategori

Yatırım  
Golf  
Lüks  
Yeniden satış  
Modern

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Harika  
Yeni İnşaat

### Mutfak

Tam takılmış  
Otopark  
Yeraltı

### Enerji derecesi

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