



## Townhouse for sale in San Roque, San Roque

**231,200 €**

Reference: R5151637 Bedrooms: 3 Bathrooms: 3 Build Size: 175m<sup>2</sup> Terrace: 10m<sup>2</sup>





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## Costa de la Luz, San Roque

Townhouse in La Pólvara (San Roque, Costa del Sol) In a quiet residential area of San Roque, well connected and with all amenities close at hand, lies this spacious townhouse, ideal for families looking for space, comfort, and proximity to the beach. The location offers schools, a high school, pharmacies, parks, and a shopping area just minutes away, and it is only 4.5 km from the sea. The home has 175 m<sup>2</sup> of built area, distributed over three floors that combine functionality and comfort. On the main floor, access is via a front patio used as a private parking area, with an electric roller door and a separate pedestrian entrance. Inside, there is a kitchen, a guest toilet, and a living-dining room with large windows and electric blinds, which connects to the terrace with views of the pool and the surrounding sunsets. The first floor houses three bedrooms with built-in wardrobes, one of them en suite, as well as an additional full bathroom. The basement offers a highly versatile open-plan space, with a laundry area, tool room, storage room, and a window overlooking the pool area. Featured extras: Communal pool and garden areas Air conditioning Private garage Storage room Beyond its features, this house represents an excellent opportunity for those looking for: A spacious and versatile home with several floors and independent spaces. Enjoy a terrace with views of the pool and unique sunsets. Live in a peaceful setting, with nearby services and good connections to Sotogrande, Gibraltar, and Algeciras. Home in good condition, ready to move into. In short, a complete property that combines spaciousness, functionality, and a strategic location in San Roque.



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Barbeque  
Fiber Optic

### Views

Mountain  
Panoramic  
Garden  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Telephone

### Orientation

South  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Garage  
Private