



## 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:

### Özellikler

Ulaşım yakınında  
Özel teras  
Uydu televizyonu  
Depo  
Takılmış gardıroplar  
Solaryum  
Wifi  
Kamu hizmeti odası  
Barbekü  
Fiber optik

### Görüşler

Dağ  
Panoramik  
Bahçe  
Havuz  
Kentsel

### Havuz

Ortak

### Bahçe

Ortak

### Kamu hizmetleri

Elektrik  
Telefon

### Oryantasyon

Güney  
Güney Batı

### Ayar

Golf'e yakın  
Kentleşme  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Köy  
Marina'ya yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
24 saatlik güvenlik  
Alarm sistemi  
Elektrikli panjur  
Giriş telefonu

### Kategori

Yatırım  
Yeniden satış

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Son zamanlarda yenilenmiş

### Mutfak

Tam takılmış

### Otopark

Garaj  
Özel