



## Bottenvåning till salu i San Roque, San Roque

475 000 €

Referens: R5164798 Sovrum: 3 Badrum: 4 Komplott: 31m<sup>2</sup> Bygga: 180m<sup>2</sup> Terrass: 81m<sup>2</sup>















## Costa de la Luz, San Roque

Exceptional 3-Bedroom Garden Apartment, Front Line Golf in San Roque Club Spacious and bright ground-floor apartment with a private garden, located in the prestigious San Roque Club. This property offers 3 large en-suite bedrooms, a guest toilet, and generously sized living spaces, ideal as both a permanent residence or a holiday home. The elegant entrance hall leads to a very spacious living/dining room with direct access to the main terrace, a large fully fitted kitchen with separate laundry room, and a corridor with access to the guest toilet, a small storeroom, and the three bedrooms. The master bedroom and living room open onto a stunning covered terrace, fully enclosed with glass curtains, connecting to the private garden and communal areas. West-facing, it enjoys beautiful countryside views and breathtaking sunsets. The other two bedrooms share an additional terrace facing east, perfect for the morning sun. This property features marble floors, hot & cold air conditioning, and underfloor heating in the bathrooms, ensuring year-round comfort. It also includes 2 underground parking spaces, 2 storerooms, and 2 golf buggy parking spaces, all included in the price. Ideally located within San Roque Club, offering a clubhouse, 24-hour security, and two prestigious golf courses, in a tranquil natural setting. Excellent connections via the N-340, just a short drive to the vibrant Sotogrande Marina, Sotogrande International school and several renowned golf courses.





## **Funktioner:**

Monterade garderober

Drag Orientering Klimatkontroll

Täckt terrass Väst Luftkonditionering

Lyfta Kall A/C
Privat terrass Heta a/c

Förråd Öppen spis
Badrum U/f/h badrum
Marmorgolv

Förråd

Miljö Skick Slå samman

Urbanisering Excellent Gemensam

Kök Trädgård Säkerhet

Fullmonterad Gemensam 24 timmars säkerhet

Privat Säker

Parkering Underground Mer än en

Frontlinjegolf