



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

**620,000 €**

Reference: R5193958   Bedrooms: 3   Bathrooms: 3   Plot Size: 355m<sup>2</sup>   Build Size: 186m<sup>2</sup>   Terrace: 127m<sup>2</sup>





## Costa de la Luz, San Roque

### Spacious 3-Bedroom Garden Apartment in San Roque Club

This excellent ground-floor apartment offers a perfect blend of comfort, privacy, and natural beauty. The property features a private pool, and a beautifully landscaped garden maintained by the community, as well as access to a large communal pool.

The interior is designed for both functionality and style, offering three bedrooms with direct access to the terrace, two bathrooms with underfloor heating, and a guest toilet. The large living and dining area connects seamlessly to the terrace, creating a bright and open atmosphere ideal for entertaining or relaxing. The fully equipped kitchen is complemented by a separate utility room, while part of the terrace has been enclosed to serve as a comfortable second living room or office space.

Additional features include air conditioning (hot/cold), two private parking spaces and one buggy parking space. The apartment faces southwest, ensuring abundant natural light and exceptional privacy, with lush greenery providing natural screening from neighbouring properties.

Set within the prestigious San Roque Club, residents enjoy 24-hour security, a clubhouse, and two world-class golf courses in a tranquil natural setting. The location offers easy access to the vibrant Sotogrande Marina, beautiful beaches, Sotogrande International School, and several renowned golf courses, making it an ideal home for those seeking luxury, peace, and convenience.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South West	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		U/F/H Bathrooms
Marble Flooring		
Fitted Wardrobes		
Utility Room		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Country	Close To Golf	Excellent
Garden	Urbanisation	
Pool	Frontline Golf	
<b>Pool</b>	<b>Kitchen</b>	<b>Garden</b>
Communal	Fully Fitted	Communal
Private		Private
<b>Security</b>	<b>Parking</b>	<b>Category</b>
24 Hour Security	Underground	Resale
Electric Blinds	More Than One	
Safe		