



## Townhouse for sale in San Roque, San Roque

**775.000 €**

Reference: R5224378   Bedrooms: 3   Bathrooms: 3   Plot Size: 164m<sup>2</sup>   Build Size: 280m<sup>2</sup>   Terrace: 142m<sup>2</sup>





## Costa de la Luz, San Roque

### SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB

Located in the prestigious San Roque Club, one of the most exclusive residential areas on the Costa del Sol, this property is set in a natural environment, surrounded by top-tier golf courses and an atmosphere of absolute tranquility. Its proximity to Sotogrande, stunning beaches, international schools, and a wide range of services makes this location ideal for those seeking comfort and quality of life. Situated within a gated and meticulously maintained community, the property benefits from 24-hour security, expansive green areas, a gym, sauna, and a communal swimming pool nestled among gardens and centenary cork oaks, adding a special charm to every corner. Its strategic location allows easy access to Sotogrande Marina, Alcaidesa Beach and its promenade, supermarkets, restaurants, sports centers, and the highway connecting quickly to Estepona, Marbella, Gibraltar, La Línea, or Algeciras.

This beautiful, bright, modern townhouse, completed in 2022, offers approximately 238 m<sup>2</sup> of intelligently and harmoniously distributed living space, creating wide, welcoming rooms full of natural light. Facing southeast, it enjoys spectacular sunrise views over the sea, golf course, mountains, and the impeccably landscaped community gardens. The spacious, modern living room opens onto a large terrace and a private garden with an inviting pool. The contemporary kitchen with a utility area, equipped with high-end appliances, seamlessly integrates with the main living space, combining elegance with functionality. A guest toilet completes this level.

On the upper floor, the master bedroom stands out with its en-suite bathroom and a glazed balcony. The other two bright bedrooms feature built-in wardrobes, share a full bathroom, and have access to a second balcony overlooking the community entrance. On the top level, the solarium offers a spectacular setting: a spacious, open area with panoramic views of the sea, golf, and natural surroundings, perfect for a chill-out zone, a barbecue area, or simply enjoying the sun and privacy. Two parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for uncompromised living.

The community itself is an exceptional added value. Fully gated, secure, and with permanent surveillance, it offers a serene and orderly environment from the moment you enter. Its impeccably maintained green areas blend with a prominent communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being. Importantly, the community explicitly allows short-term vacation rentals, offering outstanding rental potential for investors or those seeking temporary stays, both in summer and during the golf season. All of this is available for a very attractive community fee.

With high rental potential and a privileged location, this townhouse represents a unique opportunity in one of the most sought-after destinations in southern Spain. A property that stands out for its design, surroundings, and quality, and whose visit is highly recommended.



## Features:

Özellikler

Kapalı teras

Ulaşım yakınında

Özel teras

Uydu televizyonu

Depo

Ensuite Banyo

Çift cam

Takılmış gardiroplar

Wifi

Spor salonu

Sauna

Oyun odası

Kürek tenisi

Kamu hizmeti odası

Ahşap döşeme

Barbekü

Sitede restoran

Nezaket otobüsü

Kilise yakınında

Fiber optik

Görüşler

Deniz

Dağ

Panoramik

Ülke

Bahçe

Havuz

Golf

Sokak

Havuz

Ortak

Özel

Bahçe

Ortak

Özel

Peyzajlı

Kolay Bakım

Oryantasyon

Güney Batı

İklim kontrolü

Klima

Soğuk klima

Sıcak klima

Ayar

Golf'e yakın

Limana yakın

Kentleşme

Denize yakın

Dükkanlara Yakın

Şehre yakın

Okullara yakın

Marina'ya yakın

Mobilya

İsteğe bağlı

Durum

Harika

Mutfak

Tam takılmış

Otopark

Yeraltı

Garaj

Özel

Kapalı

Açık

Sokak

Ortak

Birden fazla

Kamu hizmetleri

Kategori

Elektrik

Tatil Evleri

İçilebilir su

Yatırım



Telefon

Lüks

Yeniden satış

Modern