



## Middle Floor Apartment for sale in Torreguadiaro, San Roque

**345,000 €**

Reference: R5265586   Bedrooms: 3   Bathrooms: 1   Build Size: 85m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa de la Luz, Torreguadiaro

Spacious 3-Bedroom Apartment with Terrace and Sea Views in Urbanización Playa Guadiaro, Sotogrande – Costa del Sol Uncover this exceptional apartment in the exclusive gated Urbanización Playa Guadiaro, nestled in Torreguadiaro, San Roque – a peaceful coastal haven just 1 km from the prestigious Sotogrande Marina. Surrounded by lush nature reserves and the mouth of the Río Guadiaro, this urbanisation spans over 11,500 m<sup>2</sup> of manicured gardens, offering a serene lifestyle with direct access to pristine beaches (a short 4-minute walk to Torreguadiaro Beach), world-class golf courses like Real Club de Golf Sotogrande, polo fields, and an international school. Ideal for families or investors, it's conveniently located near shops, restaurants, and amenities, with Gibraltar Airport just 20 minutes away. Built in 1980 and spanning 85 m<sup>2</sup>, this bright first-floor property features three comfortable bedrooms with built-in wardrobes, one full bathroom, a welcoming living-dining area, and an independent kitchen. The standout feature is the generous terrace with stunning south-facing sea views, perfect for year-round enjoyment of the Mediterranean climate, al fresco dining, or relaxation. Additional comforts include air conditioning and a private garage space for added convenience and security. The well-maintained community boasts two communal swimming pools, two illuminated tennis courts, a children's playground, a social club, and 24-hour security – all in a secure, family-friendly environment. A unique opportunity to embrace the luxurious Sotogrande lifestyle in one of the Costa del Sol's hidden gems!



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Fireplace
Private Terrace		
Double Glazing		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Tennis Court		
Fiber Optic		
Views	Setting	Condition
Sea	Beachside	Excellent
Garden	Close To Golf	
Courtyard	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Private
		Covered