



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

449,500 €

Reference: R5008078   Bedrooms: 2   Bathrooms: 2   Build Size: 157m<sup>2</sup>   Terrace: 56m<sup>2</sup>





---

## Costa de la Luz, San Roque

This wonderful two-bedroom apartment offers a perfect blend of comfort and elegance, featuring a charming terrace that overlooks the prestigious San Roque Club golf course. Inside, the spacious living and dining area is filled with natural light, thanks to its south-facing orientation and large double doors that open onto the terrace. A cozy fireplace adds warmth and character to the space, making it ideal for relaxing or entertaining. Both bedrooms have en-suite bathrooms and generous fitted wardrobes, with the master bedroom also enjoying direct access to the terrace, where you can wake up to breathtaking golf course views. The fully equipped kitchen is spacious and functional, with access to a separate laundry room and an additional private terrace. It also features its own independent air conditioning unit for personalized climate control. A guest toilet in the hallway adds extra convenience. The apartment is fitted with hot and cold air conditioning throughout, and the bathrooms benefit from underfloor heating, ensuring year-round comfort. The property includes two underground parking spaces and a storage room. Within the secure gated community, residents can enjoy fantastic amenities, including a swimming pool, gym, and padel tennis court. The beautifully maintained communal areas ensure a pristine environment all year round. Located in the exclusive San Roque Club, home to two outstanding golf courses and a prestigious clubhouse, the property offers easy access to the A-7 and is just a short drive from Sotogrande Marina, world-class golf courses, local beaches, and Gibraltar. A perfect blend of comfort, sophistication, and an unbeatable location—this apartment is an exceptional opportunity!





## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Gym  
Paddle Tennis  
Utility Room

### Views

Panoramic  
Golf

### Pool

Communal

### Security

Gated Complex  
24 Hour Security

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Frontline Golf

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Communal

### Category

Golf  
Resale