



Townhouse for sale in San Roque, San Roque

869,000€

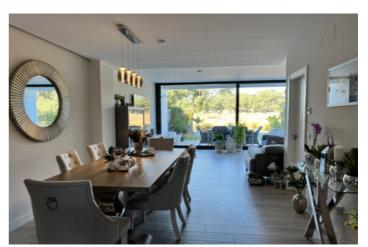
Reference: R4980505 Bedrooms: 4 Bathrooms: 4 Plot Size: 342m² Build Size: 272m² Terrace: 23m²















Costa de la Luz, San Roque

This modern, as-new 4 bedroomed townhouse was completed in 2022. It offers a wonderful view of the prestigious San Roque Club golf course(which is in walking distance) The ground floor has an open plan layout, which includes a spacious living/dining area with floor to ceiling glass doors, which open out to the adjoining terrace and garden. The terrace faces west and a fantastic view of the golf course with the old cork oaks. In addition, there is a bright modern open fitted kitchen which is fully equipped luxury brand-name appliances, a utility room and guest toilet. The first floor offers a large master bedroom with its own bathroom (including shower, WC and bidet), separated by a sliding door. This bedroom has a glass fronted balcony with a relaxing view to golf course. There are 2 further bedrooms and a bathroom with bathtub, WC and bidet. Both bedrooms offer a balcony with a view of the pool. The second floor has a further bedroom currently used as an office (perfect for working from home) with balcony and a private bathroom with shower, toilet and bidet. From this room you can access the large rooftop terrace with beautiful sea views. An additional key feature is a large basement area with underground parking for two cars, space for a golf buggy, a large basement room and an additional small storage room. This beautiful modern townhouse is located in a private gated community community with lanscaped gardens and communal pool. In addition there is a residents building with seating and billiards, as well as a gym a shower and sauna area. It is 8 minutes by car from Sotogrande.





Features:

Climate Control Views Features Covered Terrace Air Conditioning Sea **Private Terrace** Pre Installed A/C Country Hot A/C Garden Storage Room **Double Glazing Central Heating** Golf

Fitted Wardrobes WiFi Gym

Sauna

Games Room Utility Room Basement

Setting Frontline Golf

Furniture Fully Furnished

Security **Gated Complex** 24 Hour Security

Alarm System **Entry Phone**

Category Golf Luxury

Condition Pool

Excellent Communal Kitchen Garden **Fully Fitted** Communal Landscaped

Utilities Parking Underground Electricity Garage Drinkable Water

Telephone

Covered Street

Private