



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

**475,000 €**

Reference: R5164798   Bedrooms: 3   Bathrooms: 4   Plot Size: 31m<sup>2</sup>   Build Size: 180m<sup>2</sup>   Terrace: 81m<sup>2</sup>





## Costa de la Luz, San Roque

Exceptional 3-Bedroom Garden Apartment, Front Line Golf in San Roque Club. Spacious and bright ground-floor apartment with a private garden, located in the prestigious San Roque Club. This property offers 3 large en-suite bedrooms, a guest toilet, and generously sized living spaces, ideal as both a permanent residence or a holiday home. The elegant entrance hall leads to a very spacious living/dining room with direct access to the main terrace, a large fully fitted kitchen with separate laundry room, and a corridor with access to the guest toilet, a small storeroom, and the three bedrooms. The master bedroom and living room open onto a stunning covered terrace, fully enclosed with glass curtains, connecting to the private garden and communal areas. West-facing, it enjoys beautiful countryside views and breathtaking sunsets. The other two bedrooms share an additional terrace facing east, perfect for the morning sun. This property features marble floors, hot & cold air conditioning, and underfloor heating in the bathrooms, ensuring year-round comfort. It also includes 2 underground parking spaces, 2 storerooms, and 2 golf buggy parking spaces, all included in the price. Ideally located within San Roque Club, offering a clubhouse, 24-hour security, and two prestigious golf courses, in a tranquil natural setting. Excellent connections via the N-340, just a short drive to the vibrant Sotogrande Marina, Sotogrande International school and several renowned golf courses.

## Features:

**Features**

Covered Terrace

Lift

Private Terrace

Storage Room

Ensuite Bathroom

Marble Flooring

Fitted Wardrobes

Utility Room

**Setting**

Urbanisation

Frontline Golf

**Kitchen**

Fully Fitted

**Parking**

Underground

More Than One

**Orientation**

West

**Climate Control**

Air Conditioning

Cold A/C

Hot A/C

Fireplace

U/F/H Bathrooms

**Condition**

Excellent

**Pool**

Communal

**Garden**

Communal

Private

**Security**

24 Hour Security

Safe