



Townhouse for sale in San Roque, San Roque

775.000 €

Referentie: R5224378 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 164m² Perceelgrootte: 280m² Terras: 142m²





Costa de la Luz, San Roque

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB. Located within the prestigious San Roque Club, one of the most exclusive residential enclaves on the Costa del Sol, this property stands in a privileged natural setting surrounded by championship golf courses and an atmosphere of absolute tranquillity. Its proximity to Sotogrande, magnificent beaches, international schools, and a full range of services makes this location ideal for those seeking convenience and a superior quality of life. Set within a secure, meticulously maintained gated community, the property benefits from 24-hour security, extensive landscaped areas, a gym, sauna, and a large communal swimming pool framed by lush gardens and century-old cork oak trees that add charm to every corner. Its strategic position provides quick access to Sotogrande Marina, Alcaidesa Beach and its promenade, as well as supermarkets, restaurants, sports facilities, and the motorway connecting swiftly to Estepona, Marbella, Gibraltar, La Línea, and Algeciras. This beautiful and bright modern townhouse, completed in 2022, offers approximately 238 m² of intelligently planned living space that creates generous, welcoming areas filled with natural light. South-east facing, it enjoys breathtaking sunrise views that extend over the golf course, the coastline, the mountains, and the immaculate community gardens. The spacious, contemporary living room opens onto a large terrace and private garden featuring an inviting private pool. The contemporary kitchen with utility room, equipped with high-end appliances, blends seamlessly into the main living area, providing both elegance and functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glass-enclosed balcony. Two additional bright bedrooms, both with fitted wardrobes, share a full bathroom and have access to a second balcony overlooking the community entrance. One level above, the rooftop solarium offers a spectacular setting: a large open space with panoramic views of the sea, golf course, and natural surroundings—ideal for creating a chill-out area, adding a barbecue, or simply enjoying sunlight and privacy. Two private parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for enjoyment without compromise. The community itself is a true value addition. Fully gated, secure, and professionally managed, it delivers a sense of calm and order from the moment you enter. Its beautifully maintained green areas blend with a striking communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being—all with a very attractive community fee. With outstanding rental potential both in summer and throughout the golf season, this property represents a unique opportunity in one of the most sought-after destinations in southern Spain. A home distinguished by its design, setting, and quality—and a viewing is highly recommended.

Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	South West Orientation	Airconditioning
Nabij vervoer		Koude A/C
Privé Terras		Warme A/C
Satelliet TV		
Berging		
Ensuite badkamer		
Dubbele beglazing		
Inbouwkasten		
WiFi		
Sportschool		
Sauna		
Speelzaal		
Paddle tennissen		
Bijkeuken		
Houten vloeren		
Barbecue		
Restaurant op locatie		
Hotelbusje		
Buurt van een kerk		
Optische vezel		
Uitzicht	Ligging	Huidige Staat
Zeezicht	Dichtbij golfbaan	Uitstekende conditie
Mountain Bekijken	Dichtbij haven	
Weids	Urbanisatie	
Country Bekijken	Dichtbij zee	
Garden Views	Dicht bij winkels	
Pool Bekijken	Dichtbij stad	
Golf Bekijken	Dichtbij scholen	
street Views	Dichtbij jachthaven	
Zwembad	Meubilering	Keuken
Gemeenschappelijk zwembad	optioneel Furniture	Volledig ingerichte keuken
private Pool		
Tuin	Beveiliging	Parkeergelegenheid
gemeenschappelijke tuin	Omheind complex	ondergrondse parkeergarage
private Garden	24 -uurs beveiliging	garage
aangelegde tuin	Alarmsysteem	private Parking
Makkelijk te onderhouden tuin	Deurbel met intercom	overdekte parkeerplaats
		Open Parkeergelegenheid
		parkeren op straat
		Gemeenschappelijk Parking
		More Than One
Voorzieningen	Categorie	
Elektriciteit	Vakantiehuis	
Drinkwater	Investering	

Telefoon

Luxe
Bestaande bouw
Modern