



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

515,000 €

Reference: R5237614 Bedrooms: 3 Bathrooms: 2 Build Size: 144m<sup>2</sup> Terrace: 28m<sup>2</sup>





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## Costa de la Luz, San Roque

Frontline golf apartment with panoramic sea views, located within the prestigious San Roque Club resort

This home is fully ready to move into and enjoy, both for its high-quality interior and its beautiful natural surroundings. Inside, it offers three bedrooms –the master with its own ensuite bathroom– two bathrooms, a fully furnished and equipped kitchen, and a spacious open-plan living area that flows seamlessly onto an outdoor terrace of approximately 28 m<sup>2</sup>. The entire space has been designed around the concepts of open plan and total living, creating a smooth connection with the surrounding cork-oak landscape while maximising its south orientation and uninterrupted views over the golf course

The property also includes 2 private underground parking spaces and a storage room within the same building, part of a contemporary architectural complex featuring clean and elegant lines

Built in 2022, the apartment meets the highest standards of quality, with premium finishes such as large-format porcelain flooring by Saloni, oversized windows with Climalit double glazing, tilt-and-turn openings, hot-cold air conditioning, installed lighting throughout, electric shutters and one of the most efficient thermal and acoustic insulation systems on the market, ensuring comfort and sustainability. It also features Balay appliances, fully finished fitted wardrobes, walk-in showers with glass screens, a reinforced front door and fibre-optic installation in every room

The private, gated residential community consists of 80 apartments distributed across 10 low-rise buildings of three floors, arranged in three phases around three communal swimming pools and an extensive leisure area equivalent to three football pitches, surrounded by walking paths and a natural landscape of cork oak trees

The location is exceptional: surrounded by internationally recognised golf courses and less than five minutes by car from Sotogrande Marina, the beach and top-tier schools such as Sotogrande International School



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Golf

### Pool

Communal

### Parking

Underground  
Garage  
Private

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Frontline Golf  
Suburban

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Golf  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Security

Gated Complex  
24 Hour Security  
Entry Phone