



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

515.000 €

Referentie: R5237614 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 144m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Berging  
Dubbele beglazing  
Inbouwkasten  
Bijkeuken  
Kelder  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Golf Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking

### Zonorientatie

zuiden

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Eerstelijns golf  
Voorstad

### Keuken

Volledig ingerichte keuken

### Categorie

Vakantiehuis  
Golf  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Centrale verwarming

### Huidige Staat

Uitstekende conditie

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Deurbel met intercom