



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

566 800 €

Référence: R5288122    Chambres: 3    Bain: 3    Terrain: 298m<sup>2</sup>    Construite: 180m<sup>2</sup>    Terrasse: 27m<sup>2</sup>







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## Costa de la Luz, San Roque

### Apartment for Sale on Sotogrande Alto – Sotogrande

Elegant ground-floor apartment with 3 bedrooms and 3 bathrooms, located within the prestigious San Roque Club, one of the Costa del Sol's most exclusive gated golf resorts. With approximately 180 m<sup>2</sup> of built area, this beautifully refurbished property offers privacy, comfort, and excellent indoor-outdoor living.

The apartment features a private enclosed garden and a large, newly tiled terrace, ideal for relaxing or entertaining. Inside, there is a spacious open-plan living and dining area with a wood-burning fireplace and direct access to the terrace, creating a warm and inviting atmosphere.

The property offers three generous en-suite bedrooms, plus a guest toilet. The bathrooms have been upgraded with high-quality finishes, including underfloor heating in two of them. The modern fully fitted kitchen has been redesigned with premium materials and includes a separate laundry room and pantry. Two of the bedrooms share a charming covered terrace, while the master suite opens directly onto the main terrace.

Additional features include marble floors, hot and cold air conditioning, and excellent finishes throughout. The property also includes two underground parking spaces, two golf buggy spaces, and two storage rooms.

Located within a secure 24-hour gated community, residents of San Roque Club enjoy access to two championship golf courses, a recently renovated clubhouse, and an equestrian centre (facilities subject to fees).

Prime location, just a short drive from the beaches of Alcaidesa and Sotogrande, 8 minutes from Sotogrande International School, 20 minutes from Gibraltar Airport, and just over one hour from Málaga Airport. An ideal property as a permanent residence, second home, or high-end investment.



## Spécification:

### Caractéristiques

Terrasse couverte

Ascenseur

Près du transport

Terrasse privée

Salle de stockage

Sol en marbre

Armoires ajustées

Buanderie

### Paramètre

Urbanisation

Golf de première ligne

### Meubles

Entièrement meublé

### Sécurité

Sécurité 24 heures

### Catégorie

Investissement

Golf

Luxe

### Climatisation

Climatisation

Cold A / C

A / C chaud

Chauffage U / F

### Condition

Bien

Excellent

Récemment rénové

### Cuisine

Entièrement équipé

### Parking

Souterrain

Plus d'un

### Vues

Mer

Piscine

Port

### Piscine

Communautaire

### Jardin

Communautaire

### Services publics

Électricité

Eau potable

Téléphone