



## Townhouse for sale in San Roque, San Roque

**799,000 €**

Reference: R4980715   Bedrooms: 3   Bathrooms: 2   Plot Size: 188m<sup>2</sup>   Build Size: 280m<sup>2</sup>   Terrace: 104m<sup>2</sup>





## Costa de la Luz, San Roque

This exceptional townhouse, completed in 2022, offers contemporary living with stunning views of the prestigious San Roque Golf Club. With 180 m<sup>2</sup> of usable space, whether you're looking for a dream vacation home or a permanent residence, this property has it all. Featuring 3 spacious bedrooms, a stylish living and dining area, an open-concept kitchen, 2 bathrooms, a guest toilet, as well as storage space and 2 garage spaces, this home combines comfort and practicality.

The ground floor boasts a bright and airy living room that opens up to a large west-facing terrace and private garden, perfect for outdoor gatherings, with stunning views of the golf course. The sleek, modern kitchen is fully equipped with high-end appliances. Also on this level, you'll find a convenient guest WC and a useful storage room. Upstairs, the master bedroom comes with an en-suite bathroom and a private glazed balcony overlooking the golf course. Two additional well-sized bedrooms share a bathroom with a bathtub, and have access to a balcony with views of the community pool.

The spacious rooftop terrace, offers panoramic views of the sparkling sea, the well-maintained golf course, and the community area. Large, modern windows with aluminum frames flood the home with natural light, while an energy-efficient heat pump system ensures comfort throughout the year.

Situated in a secure, gated community with 24-hour security, this property offers both luxury and peace of mind. The complex features a gym, sauna, and a communal pool, all surrounded by beautifully landscaped gardens and cork oak trees. Located in a peaceful setting, it's just a short drive from Alcaidesa Beach and Sotogrande Marina.

This is a rare opportunity to live in one of the most sought-after locations in Spain. Don't miss your chance to own this exceptional property!



## Features:

| Features         | Orientation         | Climate Control  |
|------------------|---------------------|------------------|
| Covered Terrace  | West                | Air Conditioning |
| Private Terrace  |                     |                  |
| Storage Room     |                     |                  |
| Ensuite Bathroom |                     |                  |
| Fitted Wardrobes |                     |                  |
| Solarium         |                     |                  |
| Gym              |                     |                  |
| Utility Room     |                     |                  |
| Basement         |                     |                  |
| Views            | Setting             | Condition        |
| Sea              | Close To Golf       | Excellent        |
| Garden           | Urbanisation        |                  |
| Golf             | Frontline Golf      |                  |
| Pool             | Kitchen             | Garden           |
| Communal         | Fully Fitted        | Communal         |
|                  |                     | Private          |
| Security         | Parking             | Category         |
| Gated Complex    | Garage              | Golf             |
| 24 Hour Security | More Than One       | Resale           |
| Safe             |                     | Contemporary     |
| Energy Rating    | CO2 Emission Rating |                  |
| B                | B                   |                  |