



## Geschakelde Woning te koop in San Roque, San Roque

**799.000 €**Referentie: R4980715 Slaapkamers: 3 Badkamers: 2 Plotgrootte: 188m<sup>2</sup> Perceelgrootte: 280m<sup>2</sup> Terras: 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!



## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	West	Airconditioning
Privé Terras		
Berging		
Ensuite badkamer		
Inbouwkasten		
Zonnebank		
Sportschool		
Bijkeuken		
Kelder		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dichtbij golfbaan	Uitstekende conditie
Garden Views	Urbanisatie	
Golf Bekijken	Eerstelijns golf	
<b>Zwembad</b>	<b>Keuken</b>	<b>Tuin</b>
Gemeenschappelijk zwembad	Volledig ingerichte keuken	gemeenschappelijke tuin
<b>Beveiliging</b>	<b>Parkeergelegenheid</b>	private Garden
Omheind complex	garage	
24 -uurs beveiliging	More Than One	
Klus		
<b>Energiebeoordeling</b>	<b>CO2 Emission Rating</b>	<b>Categorie</b>
B	B	Golf
		Bestaande bouw
		Modern