



## Townhouse for sale in San Roque, San Roque

869,000 €

Reference: R4980505   Bedrooms: 4   Bathrooms: 4   Plot Size: 342m<sup>2</sup>   Build Size: 272m<sup>2</sup>   Terrace: 23m<sup>2</sup>





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## Costa de la Luz, San Roque

This modern, as-new 4 bedroomed townhouse was completed in 2022. It offers a wonderful view of the prestigious San Roque Club golf course( which is in walking distance) The ground floor has an open plan layout, which includes a spacious living/dining area with floor to ceiling glass doors, which open out to the adjoining terrace and garden. The terrace faces west and a fantastic view of the golf course with the old cork oaks. In addition , there is a bright modern open fitted kitchen which is fully equipped luxury brand-name appliances, a utility room and guest toilet.. The first floor offers a large master bedroom with its own bathroom (including shower, WC and bidet), separated by a sliding door. This bedroom has a glass fronted balcony with a relaxing view to golf course. There are 2 further bedrooms and a bathroom with bathtub, WC and bidet. Both bedrooms offer a balcony with a view of the pool. The second floor has a further bedroom currently used as an office ( perfect for working from home)with balcony and a private bathroom with shower, toilet and bidet. From this room you can access the large rooftop terrace with beautiful sea views .An additional key feature is a large basement area with underground parking for two cars, space for a golf buggy , a large basement room and an additional small storage room.

This beautiful modern townhouse is located in a private gated community with landscaped gardens and communal pool . In addition there is a residents building with seating and billiards, as well as a gym a shower and sauna area . It is 8 minutes by car from Sotogrande.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
WiFi

Gym  
Sauna  
Games Room  
Utility Room  
Basement

### Setting

Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Golf  
Luxury

### Climate Control

Air Conditioning  
Pre Installed A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Street

### Views

Sea  
Country  
Garden  
Golf

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone