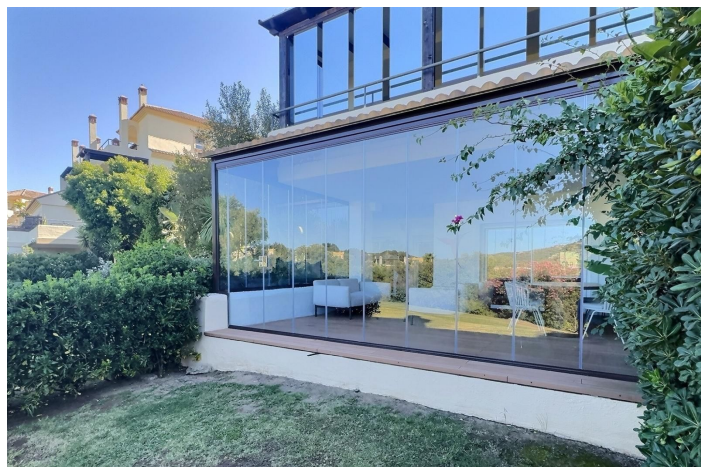




## Begane grond appartement te koop in San Roque, San Roque

475.000 €

Referentie: R5164798 Slaapkamers: 3 Perceelgrootte: 180m<sup>2</sup> Terras: 81m<sup>2</sup>





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## Costa de la Luz, San Roque

Exceptional 3-Bedroom Garden Apartment, Front Line Golf in San Roque Club Spacious and bright ground-floor apartment with a private garden, located in the prestigious San Roque Club. This property offers 3 large en-suite bedrooms, a guest toilet, and generously sized living spaces, ideal as both a permanent residence or a holiday home. The elegant entrance hall leads to a very spacious living/dining room with direct access to the main terrace, a large fully fitted kitchen with separate laundry room, and a corridor with access to the guest toilet, a small storeroom, and the three bedrooms. The master bedroom and living room open onto a stunning covered terrace, fully enclosed with glass curtains, connecting to the private garden and communal areas. West-facing, it enjoys beautiful countryside views and breathtaking sunsets. The other two bedrooms share an additional terrace facing east, perfect for the morning sun. This property features marble floors, hot & cold air conditioning, and underfloor heating in the bathrooms, ensuring year-round comfort. It also includes 2 underground parking spaces, 2 storerooms, and 2 golf buggy parking spaces, all included in the price. Ideally located within San Roque Club, offering a clubhouse, 24-hour security, and two prestigious golf courses, in a tranquil natural setting. Excellent connections via the N-340, just a short drive to the vibrant Sotogrande Marina, Sotogrande International school and several renowned golf courses.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Inbouwkasten  
Bijkeuken

### Ligging

Urbanisatie  
Eerstelijns golf

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
More Than One

### Zonorientatie

West

### Huidige Staat

Uitstekende conditie

### Tuin

gemeenschappelijke tuin  
private Garden

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Open haard  
Vloerverwarming Badkamers

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

24 -uurs beveiliging  
Kluis