



Townhouse for sale in San Roque, San Roque

775,000 €Reference: R5224378 Bedrooms: 3 Bathrooms: 3 Plot Size: 164m² Build Size: 280m² Terrace: 142m²



Costa de la Luz, San Roque

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB. Located within the prestigious San Roque Club, one of the most exclusive residential enclaves on the Costa del Sol, this property stands in a privileged natural setting surrounded by championship golf courses and an atmosphere of absolute tranquillity. Its proximity to Sotogrande, magnificent beaches, international schools, and a full range of services makes this location ideal for those seeking convenience and a superior quality of life. Set within a secure, meticulously maintained gated community, the property benefits from 24-hour security, extensive landscaped areas, a gym, sauna, and a large communal swimming pool framed by lush gardens and century-old cork oak trees that add charm to every corner. Its strategic position provides quick access to Sotogrande Marina, Alcaidesa Beach and its promenade, as well as supermarkets, restaurants, sports facilities, and the motorway connecting swiftly to Estepona, Marbella, Gibraltar, La Línea, and Algeciras. This beautiful and bright modern townhouse, completed in 2022, offers approximately 238 m² of intelligently planned living space that creates generous, welcoming areas filled with natural light. South-east facing, it enjoys breathtaking sunrise views that extend over the golf course, the coastline, the mountains, and the immaculate community gardens. The spacious, contemporary living room opens onto a large terrace and private garden featuring an inviting private pool. The contemporary kitchen with utility room, equipped with high-end appliances, blends seamlessly into the main living area, providing both elegance and functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glass-enclosed balcony. Two additional bright bedrooms, both with fitted wardrobes, share a full bathroom and have access to a second balcony overlooking the community entrance. One level above, the rooftop solarium offers a spectacular setting: a large open space with panoramic views of the sea, golf course, and natural surroundings—ideal for creating a chill-out area, adding a barbecue, or simply enjoying sunlight and privacy. Two private parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for enjoyment without compromise. The community itself is a true value addition. Fully gated, secure, and professionally managed, it delivers a sense of calm and order from the moment you enter. Its beautifully maintained green areas blend with a striking communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being—all with a very attractive community fee. With outstanding rental potential both in summer and throughout the golf season, this property represents a unique opportunity in one of the most sought-after destinations in southern Spain. A home distinguished by its design, setting, and quality—and a viewing is highly recommended.



Features:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Near Transport		Cold A/C
Private Terrace		Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Gym		
Sauna		
Games Room		
Paddle Tennis		
Utility Room		
Wood Flooring		
Barbeque		
Restaurant On Site		
Courtesy Bus		
Near Church		
Fiber Optic		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Mountain	Close To Port	
Panoramic	Urbanisation	
Country	Close To Sea	
Garden	Close To Shops	
Pool	Close To Town	
Golf	Close To Schools	
Street	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Private		
Garden	Security	Parking
Communal	Gated Complex	Underground
Private	24 Hour Security	Garage
Landscaped	Alarm System	Private
Easy Maintenance	Entry Phone	Covered
		Open
		Street
		Communal
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	



Telephone

Luxury
Resale
Contemporary