



## Duplex for sale in San Roque, San Roque

**450,000 €**Reference: R5244349   Bedrooms: 3   Bathrooms: 3   Build Size: 184m<sup>2</sup>   Terrace: 40m<sup>2</sup>



## Costa de la Luz, San Roque

Located in one of the most distinguished residential communities in the area, this spacious and elegant three-bedroom apartment in San Roque Club offers the perfect blend of comfort, style and natural surroundings. With generous proportions throughout and an excellent south-west orientation, the property stands out for its light, space and serene atmosphere. A welcoming entrance hall leads the way into the home, connecting to the large family kitchen, the bedroom wing and, through a graceful archway, the bright and expansive living room. This beautiful space features a fireplace and an elegant dining area that opens directly onto the terrace – an ideal spot for relaxing, entertaining or simply enjoying the peaceful views. All three bedrooms are generously sized and feature their own en-suite bathrooms, ensuring privacy and comfort for family members or guests, while the guest toilet adds further practicality. Each bedroom is equipped with built-in wardrobes offering excellent storage space. The apartment sits within a beautifully maintained urbanisation with manicured gardens and a communal swimming pool, combining the tranquillity of a refined residential setting with the convenience of being just moments from Sotogrande's renowned golf courses, marina and services. The property also includes two private parking spaces and a storage room in the building's basement, with lift access directly to the apartment for everyday convenience. Perfect as a full-time home or an elegant second residence, this apartment represents a rare opportunity to enjoy the exceptional quality of life offered along the Cádiz coast, in the exclusive setting of San Roque Club and just minutes from Sotogrande.



## Features:

Features	Orientation	Views
Covered Terrace	South West	Garden
Utility Room		Golf
Setting	Condition	Pool
Close To Golf	Good	Communal
Urbanisation		
Close To Schools		
Frontline Golf		
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Parking	Category
Gated Complex	Underground	Bargain
24 Hour Security	More Than One	Golf
		Resale