



## Townhouse for sale in San Roque, San Roque

800,000 €

Reference: R5320171 Bedrooms: 3 Plot Size: 180m<sup>2</sup> Build Size: 280m<sup>2</sup> Terrace: 180m<sup>2</sup>





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## Costa de la Luz, San Roque

I am offering for sale this elegant 3-bedroom townhouse located in the exclusive Hoyo 17 residential complex within the prestigious San Roque Club in Sotogrande. The property features a modern design, spacious interiors and a privileged front-line golf position in a peaceful natural setting. It is distributed over two floors, with a bright open-plan living and dining area on the ground floor with large windows that lead directly to the terrace and private garden, and a contemporary integrated kitchen. The upper floor includes three bedrooms, including the master bedroom with an en-suite bathroom and built-in wardrobes. The house includes one private parking space and high-quality materials throughout. The development offers a lagoon-style communal pool, a fully equipped gym, a social room and extensive landscaped gardens, all within a gated community with 24-hour security surrounded by cork oak trees. Located just minutes from Sotogrande's beaches, marina, restaurants, international schools and equestrian centres, and with good access to the airports of Gibraltar, Jerez and Málaga, this property is ideal for those seeking tranquillity, quality of life and an exclusive setting right next to the golf course.



## Features:

### Features

Private Terrace  
Double Glazing  
Fitted Wardrobes  
Gym

### Views

Panoramic  
Garden  
Golf

### Pool

Communal  
Room for Pool

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Frontline Golf  
Close To Forest

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Bargain  
Golf

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Street  
Communal