



# Apartment for sale in San Roque, San Roque

3,167,000 €

Reference: N7736 Bedrooms: 4 Bathrooms: 4 Build Size: 300m<sup>2</sup> Terrace: 177m<sup>2</sup>





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## Costa de la Luz, San Roque

### NEW BUILD LUXURY RESIDENTIAL COMPLEX IN SAN ROQUE, CADIZ

A new way of understanding the modern residential scheme of 30 exceptional properties. Nestled in a unique natural setting, the 3 and 4-bedrooms residences are exceptional in scale. The scheme exudes nature and provides an outstanding quality of life.

Stunning and spacious apartments featuring lush and expansive private gardens of 155m<sup>2</sup>, middle floors has generous sized terraces from 40 m<sup>2</sup> that maximise the use of light and seamlessly blend into the landscape and Imposing 3-bedroom duplex penthouses, starting from 270 m<sup>2</sup>, and featuring two-storey living rooms and private terraces with sun deck.

An imposing and welcoming 700 sq m lobby, which perfectly reflects the spirit of the scheme, houses the reception and a fully-equipped coworking area of generous proportions, which is an alternative to the spacious residences for welcoming guests, working or studying.

Residential provides its residents with other premium facilities such as a gastrobar, a gym, an indoor heated swimming pool and two outdoor swimming pools—one of which is for adult-only.

The greatest allure of residential lies in its own beauty and the ambience it creates by seamlessly blending into the natural surroundings. Here the properties merge with the beautiful landscape.

The scheme boasts large spaces for added tranquillity, comfort, privacy, security, and quality of life.

Designed to allow the maximum of light while surrendering the minimum of privacy.

The abundance of natural light flooding into the rooms and the pleasant feeling of spaciousness make the perfect combo.

With an open interior layout, which seeks to enhance the already generous proportions of the spaces, the residences afford panoramic views of the natural surroundings.

The icing on the cake are the generous sized terraces and private gardens, which provide a secluded oasis of peace and privacy and afford spectacular views thanks to a carefully thought layout.

Three façades and large floor-to-ceiling windows make for sun-drenched homes throughout – even in the central areas.

Elegant, contemporary and exquisitely executed rooms make the spaces flow and bring the outside in.

The port of Sotogrande is the most exclusive nautical tourist destination in southern Spain. For its part, the Marina is al Venice where boats of all lengths sit next to designer stores, galleries and trendy restaurants.

Sotogrande's balmy, year-round temperature is an invitation to enjoy a relaxed lifestyle. Its 185 kilometres of coastline, dotted with unspoiled and alluring white sand beaches and the lush natural setting make for the perfect location for a unique quality of life.

Sotogrande is a beautiful paradise and a crowd pleaser among golf lovers. There are 6 prestigious golf courses within a 10-minute radius, including the Valderrama Golf Club, which ranks as the best golf course in continental Europe With over 70 courses, the Costa del Sol boasts the second largest number of golf courses in the world.



One of the biggest events of the World Polo Tour circuit, Sotogrande-the "Wimbledon of polo pitches"-hosts the exclusive summer polo season.





## Features:

Features	Energy Rating	CO2 Emission Rating
Near Schools	B	B
Terrace: 177 Msq.		
Number of Parking Spaces: 6		
Location: Urbanisation		
Near Commercial Center		
Elevator/Lift		
Beach: 7000 Meters		
WC: 1		
Double Garage		
Air Conditioning: Pre-Installed		
Double Bedrooms: 4		
Useable Build Space: 283 Msq.		
Communal Pool		
Gated		