



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 in the prestigious San Roque Club, one of the most exclusive residential areas on the Costa del Sol, this property is set in a natural environment, surrounded by top-tier golf courses and an atmosphere of absolute tranquility. Its proximity to Sotogrande, stunning beaches, international schools, and a wide range of services makes this location ideal for those seeking comfort and quality of life. Situated within a gated and meticulously maintained community, the property benefits from 24-hour security, expansive green areas, a gym, sauna, and a communal swimming pool nestled among gardens and centenary cork oaks, adding a special charm to every corner. Its strategic location allows easy access to Sotogrande Marina, Alcaidesa Beach and its promenade, supermarkets, restaurants, sports centers, and the highway connecting quickly to Estepona, Marbella, Gibraltar, La Línea, or Algeciras. This beautiful, bright, modern townhouse, completed in 2022, offers approximately 238 m² of intelligently and harmoniously distributed living space, creating wide, welcoming rooms full of natural light. Facing southeast, it enjoys spectacular sunrise views over the sea, golf course, mountains, and the impeccably landscaped community gardens. The spacious, modern living room opens onto a large terrace and a private garden with an inviting pool. The contemporary kitchen with a utility area, equipped with high-end appliances, seamlessly integrates with the main living space, combining elegance with functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glazed balcony. The other two bright bedrooms feature built-in wardrobes, share a full bathroom, and have access to a second balcony overlooking the community entrance. On the top level, the solarium offers a spectacular setting: a spacious, open area with panoramic views of the sea, golf, and natural surroundings, perfect for a chill-out zone, a barbecue area, or simply enjoying the sun and privacy. Two parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for uncompromised living. The community itself is an exceptional added value. Fully gated, secure, and with permanent surveillance, it offers a serene and orderly environment from the moment you enter. Its impeccably maintained green areas blend with a prominent communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being. Importantly, the community explicitly allows short-term vacation rentals, offering outstanding rental potential for investors or those seeking temporary stays, both in summer and during the golf season. All of this is available for a very attractive community fee. With high rental potential and a privileged location, this townhouse represents a unique opportunity in one of the most sought-after destinations in southern Spain. A property that stands out for its design, surroundings, and quality, and whose visit 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