



## Таунхаус для продажи в San Roque, San Roque

775 000 €

**Ссылка:** R5224378 **спальни:** 3 **ванная комната:** 3 **Размер участка:** 164m<sup>2</sup> **Размер сборки:** 280m<sup>2</sup>  
**терраса:** 142m<sup>2</sup>





## Коста дe лa Луз, 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 m<sup>2</sup> 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.



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Спутниковое телевидение  
Хранилище  
Ванная комната  
Двойное остекление  
Приспособленные шкафы  
Wi-Fi  
Спортзал  
Сауна  
Игровая комната  
Весло теннис  
Утилита  
Деревянный пол  
Барбекю  
Ресторан на месте  
Предоставлено автобусом  
Недалеко от церкви  
Волоконно -оптика

### Ориентация

Юго -запад

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер

### Виды

Море  
Гора  
Панорамный  
Страна  
Сад  
Бассейн  
Гольф  
Улица

### Параметр

Рядом с гольфом  
Рядом с портом  
Урбанизация  
Рядом с морем  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Рядом с Мариной

### Состояние

Отличный

### Бассейн

Коммунальный  
Частный

### Мебель

Необязательный

### Кухня

Полностью оснащен

### Сад

Коммунальный  
Частный  
Ландшафт  
Легкое обслуживание

### Безопасность

Закрытый комплекс  
24 -часовая безопасность  
Система тревоги  
Входчик телефона

### Стоянка

Подполье  
Гараж  
Частный  
Покрытый  
Открыть  
Улица  
Коммунальный  
Более одного

### Коммунальные услуги

Электричество  
Питьевая вода

### Категория

Праздничные дома  
Инвестиции



Телефон

Роскошь  
Перепродажа  
Современный