



## Middle Floor Apartment for sale in San Roque, San Roque

**515,000 €**

Reference: R5237614   Bedrooms: 3   Bathrooms: 2   Build Size: 144m<sup>2</sup>   Terrace: 28m<sup>2</sup>





## Costa de la Luz, San Roque

Frontline golf apartment with panoramic sea views, located within the prestigious San Roque Club resort. This home is fully ready to move into and enjoy, both for its high-quality interior and its beautiful natural surroundings. Inside, it offers three bedrooms – the master with its own ensuite bathroom – two bathrooms, a fully furnished and equipped kitchen, and a spacious open-plan living area that flows seamlessly onto an outdoor terrace of approximately 28 m<sup>2</sup>. The entire space has been designed around the concepts of open plan and total living, creating a smooth connection with the surrounding cork-oak landscape while maximising its south orientation and uninterrupted views over the golf course. The property also includes 2 private underground parking spaces and a storage room within the same building, part of a contemporary architectural complex featuring clean and elegant lines. Built in 2022, the apartment meets the highest standards of quality, with premium finishes such as large-format porcelain flooring by Saloni, oversized windows with Climalit double glazing, tilt-and-turn openings, hot-cold air conditioning, installed lighting throughout, electric shutters and one of the most efficient thermal and acoustic insulation systems on the market, ensuring comfort and sustainability. It also features Balay appliances, fully finished fitted wardrobes, walk-in showers with glass screens, a reinforced front door and fibre-optic installation in every room. The private, gated residential community consists of 80 apartments distributed across 10 low-rise buildings of three floors, arranged in three phases around three communal swimming pools and an extensive leisure area equivalent to three football pitches, surrounded by walking paths and a natural landscape of cork oak trees. The location is exceptional: surrounded by internationally recognised golf courses and less than five minutes by car from Sotogrande Marina, the beach and top-tier schools such as Sotogrande International School.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Storage Room		Central Heating
Double Glazing		
Fitted Wardrobes		
Utility Room		
Basement		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Mountain	Urbanisation	
Panoramic	Frontline Golf	
Golf	Suburban	
Pool	Kitchen	Security
Communal	Fully Fitted	Gated Complex
		24 Hour Security
		Entry Phone
Parking	Category	
Underground	Holiday Homes	
Garage	Golf	
Private	Resale	