

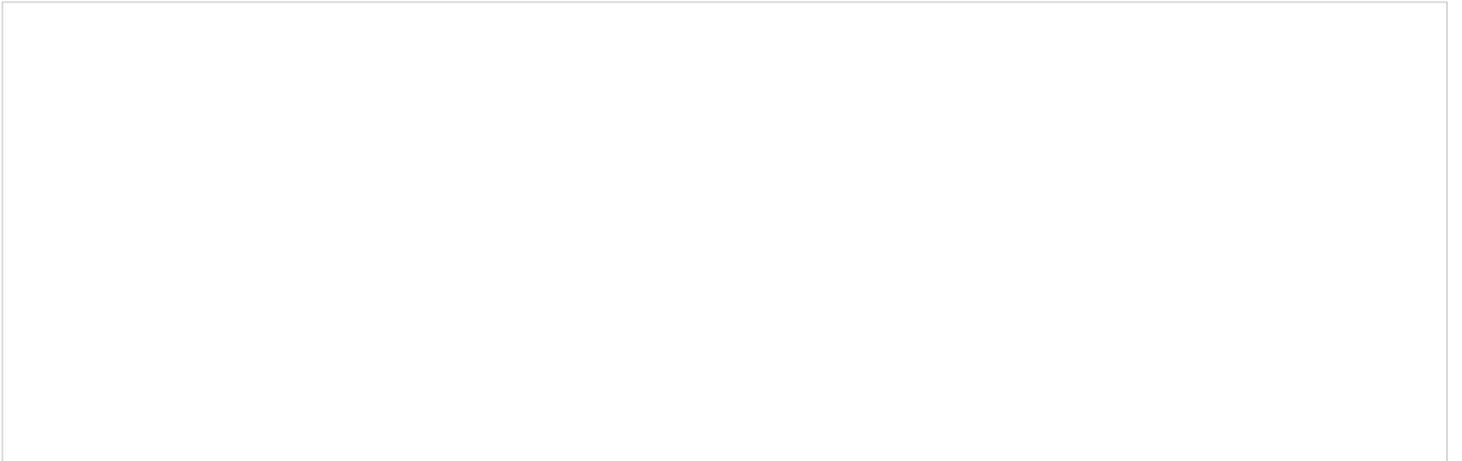


## Adosada en venta en San Roque, San Roque

800.000 €

Referencia: R5320171    Dormitorios: 3    Baños: 3    Terreno: 180m<sup>2</sup>    Construido: 280m<sup>2</sup>    Terraza: 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 ensuite 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.



## Características:

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Terraza  
Doble acristalamiento  
Armarios ajustados  
Gimnasia

### Orientación

Sur  
Suroeste

### Climatización

Aire acondicionado  
Calefacción central

### Vistas

Vistas Panorámicas  
Jardín

Golf

### Posición

Área comercial  
Cerca del golf  
Urbanización  
Golf de primera línea  
Cerca del bosque

### Estado

Excelente

### Piscina

Comunal  
Habitación para la piscina

### Muebles

Completamente Amueblada

### Cocina

Cocina Equipada

### Jardín

Comunal  
Jardín Privado

### Seguridad

Complejo cerrado  
Seguridad de 24 horas  
Sistema de alarma  
Teléfono de entrada

### Aparcamiento

Párking Privado  
Calle

Comunal

### Servicios Públicos

Electricidad  
Agua potable  
Teléfono

### Categoría

Negociar  
Golf