



## Townhouse for sale in San Roque, San Roque

**819,000 €**

Reference: R4980715   Bedrooms: 3   Bathrooms: 2   Plot Size: 188m<sup>2</sup>   Build Size: 280m<sup>2</sup>   Terrace: 104m<sup>2</sup>





## Costa de la Luz, San Roque

This exceptional townhouse, completed in 2022, offers contemporary living with stunning views of the prestigious San Roque Golf Club. With 180 m<sup>2</sup> of usable space, whether you're looking for a dream vacation home or a permanent residence, this property has it all. Featuring 3 spacious bedrooms, a stylish living and dining area, an open-concept kitchen, 2 bathrooms, a guest toilet, as well as storage space and 2 garage spaces, this home combines comfort and practicality. The ground floor boasts a bright and airy living room that opens up to a large west-facing terrace and private garden, perfect for outdoor gatherings, with stunning views of the golf course. The sleek, modern kitchen is fully equipped with high-end appliances. Also on this level, you'll find a convenient guest WC and a useful storage room. Upstairs, the master bedroom comes with an en-suite bathroom and a private glazed balcony overlooking the golf course. Two additional well-sized bedrooms share a bathroom with a bathtub, and have access to a balcony with views of the community pool. The spacious rooftop terrace, offers panoramic views of the sparkling sea, the well-maintained golf course, and the community area. Large, modern windows with aluminum frames flood the home with natural light, while an energy-efficient heat pump system ensures comfort throughout the year. Situated in a secure, gated community with 24-hour security, this property offers both luxury and peace of mind. The complex features a gym, sauna, and a communal pool, all surrounded by beautifully landscaped gardens and cork oak trees. Located in a peaceful setting, it's just a short drive from Alcaidesa Beach and Sotogrande Marina. This is a rare opportunity to live in one of the most sought-after locations in Spain. Don't miss your chance to own this exceptional property!



Features:

Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Basement

Views

Sea  
Garden  
Golf

Pool

Communal

Security

Gated Complex  
24 Hour Security  
Safe

Energy Rating

B

Orientation

West

Setting

Close To Golf  
Urbanisation  
Frontline Golf

Kitchen

Fully Fitted

Parking

Garage  
More Than One

CO2 Emission Rating

B

Climate Control

Air Conditioning

Condition

Excellent

Garden

Communal  
Private

Category

Golf  
Resale  
Contemporary