



## Penthouse Duplex for sale in San Roque, San Roque

**799,000 €**

Reference: R5073169 Bedrooms: 3 Bathrooms: 3 Build Size: 193m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa de la Luz, San Roque

Luxury penthouse fully renovated, panoramic sea views and premium finishes in San Roque Club, Sotogrande. This exceptional three-bedroom duplex penthouse with all bedrooms en suite and a guest toilet is located within the prestigious San Roque Club – an exclusive, gated community adjacent to the golf course and just minutes from Sotogrande. Fully refurbished in 2023 with top-quality materials and elegant contemporary design, it offers a residential experience that exceeds expectations, thanks to its impressive size, south-facing orientation and sweeping views of the Mediterranean, the African coastline and surrounding natural landscape. Spanning two floors, the property offers the sense of space more commonly found in a villa than in a typical apartment. Upon entering, a reception hall leads to a guest toilet and cloakroom, followed by a generous open-plan living and dining area. The lounge features a bespoke built-in unit and connects seamlessly to the main terrace through full-height sliding glass doors with no steps – creating a fluid indoor-outdoor flow and maximising panoramic sea and mountain views. The fully refurbished kitchen presents a sleek, minimalist aesthetic, with high-performance Dekton countertops, custom cabinetry and BOSCH appliances throughout. A second covered terrace accessed from the kitchen includes a utility and laundry area. The main south-facing terrace enjoys uninterrupted views over the sea, golf course and hills. It features an outdoor lounge, a dining space and a large built-in Argentine/Brazilian-style barbecue with countertop and sink – ideal for entertaining while watching the sun rise over the water and silhouette of the African coast. On the main level, one of the master suites includes access to a private terrace pre-installed for a jacuzzi. The bedroom features a king-size bed, designer wallpaper, a custom shelving unit, a walk-in wardrobe and an elegant bathroom with dual sinks, two separate walk-in showers, TRES tapware, underfloor heating, integrated LED lighting and full-height porcelain finishes. The upper floor is reached via a marble staircase with sculptural lighting and is divided into two independent wings, connected by a central corridor with a home office. The south wing contains the largest of the bedrooms, furnished with a custom-designed Italian king-size bed, ample space for furniture, access to two private terraces with panoramic sea views, a large walk-in dressing room and a private bathroom with bathtub and walk-in shower. The north wing includes a third guest bedroom – still spacious and larger than many principal suites – with its own private terrace overlooking the communal gardens and pool. This room also features a walk-in wardrobe and a private bathroom with a walk-in shower. The property includes two oversized underground parking spaces, two private storage rooms and a designated space for a golf buggy. An electric vehicle charging station is also installed. The gated complex is surrounded by mature gardens and offers a communal swimming pool (currently undergoing renovation). San Roque Club is one of southern Spain's most prestigious private developments, offering 24-hour security, a country club, and one of the finest golf courses in the region, nestled among centuries-old cork trees. Sotogrande's shopping centre and the beaches of Alcaidesa are just a 5-minute drive away. A truly outstanding home, ideal as a primary residence or as a high-value investment property in one of the Costa del Sol's most exclusive locations. Contact us for more information or to arrange a visit.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Wood Flooring  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South

### Setting

Close To Golf  
Urbanisation

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
More Than One