



## Townhouse for sale in San Roque, San Roque

**775,000 €**

Reference: R5224378   Bedrooms: 3   Bathrooms: 3   Plot Size: 164m<sup>2</sup>   Build Size: 280m<sup>2</sup>   Terrace: 142m<sup>2</sup>





## Costa de la Luz, San Roque

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB. Located within the prestigious San Roque Club, one of the most exclusive residential enclaves on the Costa del Sol, this property stands in a privileged natural setting surrounded by championship golf courses and an atmosphere of absolute tranquillity. Its proximity to Sotogrande, magnificent beaches, international schools, and a full range of services makes this location ideal for those seeking convenience and a superior quality of life. Set within a secure, meticulously maintained gated community, the property benefits from 24-hour security, extensive landscaped areas, a gym, sauna, and a large communal swimming pool framed by lush gardens and century-old cork oak trees that add charm to every corner. Its strategic position provides quick access to Sotogrande Marina, Alcaidesa Beach and its promenade, as well as supermarkets, restaurants, sports facilities, and the motorway connecting swiftly to Estepona, Marbella, Gibraltar, La Línea, and Algeciras. This beautiful and bright modern townhouse, completed in 2022, offers approximately 238 m<sup>2</sup> of intelligently planned living space that creates generous, welcoming areas filled with natural light. South-east facing, it enjoys breathtaking sunrise views that extend over the golf course, the coastline, the mountains, and the immaculate community gardens. The spacious, contemporary living room opens onto a large terrace and private garden featuring an inviting private pool. The contemporary kitchen with utility room, equipped with high-end appliances, blends seamlessly into the main living area, providing both elegance and functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glass-enclosed balcony. Two additional bright bedrooms, both with fitted wardrobes, share a full bathroom and have access to a second balcony overlooking the community entrance. One level above, the rooftop solarium offers a spectacular setting: a large open space with panoramic views of the sea, golf course, and natural surroundings—ideal for creating a chill-out area, adding a barbecue, or simply enjoying sunlight and privacy. Two private parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for enjoyment without compromise. The community itself is a true value addition. Fully gated, secure, and professionally managed, it delivers a sense of calm and order from the moment you enter. Its beautifully maintained green areas blend with a striking communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being—all with a very attractive community fee. With outstanding rental potential both in summer and throughout the golf season, this property represents a unique opportunity in one of the most sought-after destinations in southern Spain. A home distinguished by its design, setting, and quality—and a viewing is highly recommended.

**Features:**

Features

Covered Terrace

Near Transport

Private Terrace

Satellite TV

Storage Room

Ensuite Bathroom

Double Glazing

Fitted Wardrobes

WiFi

Gym

Sauna

Games Room

Paddle Tennis

Utility Room

Wood Flooring

Barbeque

Restaurant On Site

Courtesy Bus

Near Church

Fiber Optic

Views

Sea

Mountain

Panoramic

Country

Garden

Pool

Golf

Street

Pool

Communal

Private

Garden

Communal

Private

Landscaped

Easy Maintenance

Orientation

South West

Climate Control

Air Conditioning

Cold A/C

Hot A/C

Setting

Close To Golf

Close To Port

Urbanisation

Close To Sea

Close To Shops

Close To Town

Close To Schools

Close To Marina

Furniture

Optional

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground

Garage

Private

Covered

Open

Street

Communal

More Than One

Utilities

Category

Electricity

Holiday Homes

Drinkable Water

Investment



Telephone

Luxury  
Resale  
Contemporary