



## Rekkehus til salgs i San Roque, San Roque

765 000 €

Referanse: R5224378 Soverom: 3 Bad: 3 Plottstørrelse: 164m<sup>2</sup> Bebygget areal: 280m<sup>2</sup> Terrasse: 142m<sup>2</sup>





## Costa de la Luz, San Roque

### SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB

Located in the prestigious San Roque Club, one of the most exclusive residential areas on the Costa del Sol, this property is set in a natural environment, surrounded by top-tier golf courses and an atmosphere of absolute tranquility. Its proximity to Sotogrande, stunning beaches, international schools, and a wide range of services makes this location ideal for those seeking comfort and quality of life. Situated within a gated and meticulously maintained community, the property benefits from 24-hour security, expansive green areas, a gym, sauna, and a communal swimming pool nestled among gardens and centenary cork oaks, adding a special charm to every corner. Its strategic location allows easy access to Sotogrande Marina, Alcaidesa Beach and its promenade, supermarkets, restaurants, sports centers, and the highway connecting quickly to Estepona, Marbella, Gibraltar, La Línea, or Algeciras.

This beautiful, bright, modern townhouse, completed in 2022, offers approximately 238 m<sup>2</sup> of intelligently and harmoniously distributed living space, creating wide, welcoming rooms full of natural light. Facing southeast, it enjoys spectacular sunrise views over the sea, golf course, mountains, and the impeccably landscaped community gardens. The spacious, modern living room opens onto a large terrace and a private garden with an inviting pool. The contemporary kitchen with a utility area, equipped with high-end appliances, seamlessly integrates with the main living space, combining elegance with functionality. A guest toilet completes this level.

On the upper floor, the master bedroom stands out with its en-suite bathroom and a glazed balcony. The other two bright bedrooms feature built-in wardrobes, share a full bathroom, and have access to a second balcony overlooking the community entrance. On the top level, the solarium offers a spectacular setting: a spacious, open area with panoramic views of the sea, golf, and natural surroundings, perfect for a chill-out zone, a barbecue area, or simply enjoying the sun and privacy. Two parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for uncompromised living.

The community itself is an exceptional added value. Fully gated, secure, and with permanent surveillance, it offers a serene and orderly environment from the moment you enter. Its impeccably maintained green areas blend with a prominent communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being. Importantly, the community explicitly allows short-term vacation rentals, offering outstanding rental potential for investors or those seeking temporary stays, both in summer and during the golf season. All of this is available for a very attractive community fee.

With high rental potential and a privileged location, this townhouse represents a unique opportunity in one of the most sought-after destinations in southern Spain. A property that stands out for its design, surroundings, and quality, and whose visit is highly recommended.



## Egenskaper:

### Funksjoner

Dekket terrasse  
 Nær transport  
 Privat terrasse  
 Satellitt -TV  
 Lagerrom  
 Ensuite bad  
 Dobbeltvindu  
 Monterte garderober  
 Wifi  
 Treningsstudio  
 Badstue  
 Spillrom  
 Padle Tennis  
 Verktøyrom  
 Tregulv  
 Grill  
 Restaurant på stedet  
 Høflighetsbuss  
 Nær kirken

Fiberoptisk

### Utsikt

Sjø  
 Fjell  
 Panoramisk  
 Land  
 Hage  
 Basseng  
 Golf  
 Gate

### Basseng

Kommunal  
 Privat

### Hage

Kommunal  
 Privat  
 Anlagt  
 Enkelt vedlikehold

### Verktøy

Elektrisitet  
 Drikkbart vann

### Orientering

Sørvest

### Innstilling

I nærheten av golf  
 I nærheten av havnen  
 Urbanisering  
 Nær sjøen  
 I nærheten av butikker  
 Nær byen  
 Nær skoler  
 Nær marina

### Møbler

Valgfri

### Sikkerhet

Inngjerdet kompleks  
 24 timers sikkerhet  
 Alarmsystem  
 Inngangstelefon

### Kategori

Feriehus  
 Investering

### Klimakontroll

Klimaanlegg  
 Kald a/c  
 Varm a/c

### Betingelse

Glimrende

### Kjøkken

Fullt montert

### Parkering

Underjordisk  
 Garasje  
 Privat  
 Dekket  
 Åpne  
 Gate  
 Kommunal  
 Mer enn en



Telefon

Luksus

Videresalg

Samtidig