



## Rekkehus til salgs i San Roque, San Roque

**775 000 €**

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 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.



## Egenskaper:

Funksjoner	Orientering	Klimakontroll
Dekket terrasse	Sørvest	Klimaanlegg
Nær transport		Kald a/c
Privat terrasse		Varm a/c
Satellitt -TV		
Lagerrom		
Ensuite bad		
Dobbeltvindu		
Monterte garderober		
Wifi		
Treningsstudio		
Badstue		
Spillrom		
Padle Tennis		
Verktøyrom		
Tregulv		
Grill		
Restaurant på stedet		
Høiflighetsbuss		
Nær kirken		
Fiberoptisk		
<b>Utsikt</b>	<b>Innstilling</b>	<b>Betingelse</b>
Sjø	I nærheten av golf	Glimrende
Fjell	I nærheten av havnen	
Panoramisk	Urbanisering	
Land	Nær sjøen	
Hage	I nærheten av butikker	
Basseng	Nær byen	
Golf	Nær skoler	
Gate	Nær marina	
<b>Basseng</b>	<b>Møbler</b>	<b>Kjøkken</b>
Kommunal	Valgfri	Fullt montert
Privat		
<b>Hage</b>	<b>Sikkerhet</b>	<b>Parkering</b>
Kommunal	Inngjerdet kompleks	Underjordisk
Privat	24 timers sikkerhet	Garasje
Anlagt	Alarmsystem	Privat
Enkelt vedlikehold	Inngangstelefon	Dekket
		Åpne
		Gate
		Kommunal
		Mer enn en
<b>Verktøy</b>	<b>Kategori</b>	
Elektrisitet	Feriehus	
Drikkbart vann	Investering	



Telefon

Luksus

Videresalg

Samtidig