Middle Floor Apartment for sale in San Roque, Sotogrande

450,000 €

Reference: R5183815   **Bedrooms:** 3   **Build Size:** 175m^2 **Terrace:** 77m^2

Costa de la Luz, San Roque

Excellent 3-bedroom apartment on the frontline of the golf course in San Roque Club This excellent three-bedroom first floor apartment is located in the prestigious San Roque Club and combines comfort, style, and an unbeatable location. The property features a spacious living and dining room, a large fully equipped kitchen, two bathrooms, a guest toilet, and a spectacular 77 m² terrace with brand-new motorized awnings, offering stunning views of the golf course, the sea, and the surrounding countryside. The master bedroom includes an en-suite bathroom and direct access to the main terrace, while the two additional bedrooms open onto a second terrace. Recently painted and refurbished, the apartment comes with new hot and cold air conditioning, underfloor heating in the bathrooms, and practical fitted wardrobes. It also includes an underground parking space, a storage room, and a private buggy parking space. Residents can enjoy the community pool and landscaped gardens while benefiting from the peace of mind offered by a gated community with round-the-clock security. The location is truly exceptional, just a short walk from the San Roque Clubhouse and its two prestigious golf courses, in a tranquil setting with 24-hour security. Excellent road connections via the N-340 allow easy access to Sotogrande Marina, beautiful beaches, the Sotogrande International School, and several other renowned golf courses.

Features:

Features	Orientation	Climate Control
Lift	South East	Air Conditioning
Private Terrace		Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		U/F/H Bathrooms
Marble Flooring		
Fitted Wardrobes		

Views	Setting	Condition
Sea	Close To Golf	Excellent
Country	Urbanisation	
Garden	Frontline Golf	
Golf		

Pool	Kitchen	Garden
Communal	Fully Fitted	Communal

Security	Parking	
24 Hour Security	Garage	
Electric Blinds		
Safe		