



Townhouse for sale in San Roque, Sotogrande

765,000 €

Reference: R5224378 Bedrooms: 3 Bathrooms: 3 Plot Size: 164m² Build Size: 280m² Terrace: 142m²





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 m² 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.



Features:

Features

Covered Terrace
Near Transport
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
Barbeque
WiFi
Gym
Fiber Optic
Wood Flooring
Near Church
Sauna
Games Room
Restaurant On Site
Courtesy Bus
Paddle Tennis

Views

Sea
Mountain
Panoramic
Country
Garden
Pool
Street
Golf

Pool

Communal
Private

Garden

Communal
Private
Landscaped
Easy Maintenance

Utilities

Electricity
Drinkable Water

Orientation

South West

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

Security

Gated Complex
24 Hour Security
Alarm System
Entry Phone

Category

Holiday Homes
Investment

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
More Than One
Communal
Covered
Open
Street



Telephone

Resale
Luxury
Contemporary