



## Penthouse Duplex for sale in San Roque, Sotogrande

**665,000 €**

Reference: R5294671   Bedrooms: 3   Bathrooms: 3   Build Size: 193m<sup>2</sup>   Terrace: 76m<sup>2</sup>





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## Costa de la Luz, San Roque

Is Space the Ultimate Luxury? This huge duplex penthouse, in the gated golf mecca that is San Roque Club, offers incredible scale. It is 193m<sup>2</sup> built + a further 76m<sup>2</sup> of uncovered terraces. The property is 3 Bedrooms, and 3 1/2 bathrooms, all en-suite. The owners have lovingly refurbished the property to have an open plan kitchen, fireplace, and each corner is immaculately presented. The location is in San Roque Club known for the easy accessibility to the well known San Roque Old course, as well as the San Roque New Course. Drive time to Sotogrande (for the school run) is less than 15 minutes, and there is easy access to the beautiful beaches of Alcaidesa (and more golf!) What sets this property apart is the elevated position affording beautiful panoramic mountain and sea views. The community offers 2 large communal pools, and this particular duplex penthouse comes with 2 parking spaces, 2 golf buggy spaces, and a 2 good sized storage rooms (7m<sup>2</sup>). If you look at what you get per m<sup>2</sup>, it's a great option! When you visit it in the flesh, we know it will tick a lot of boxes! Note: Monthly community fees are 298€ + 104€ macro



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi  
Fiber Optic

### Setting

Close To Golf  
Urbanisation  
Close To Schools

### Furniture

Not Furnished

### Parking

Underground  
More Than One  
Covered

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Views

Sea  
Mountain  
Panoramic

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Resale  
Golf