



# Townhouse for sale in San Roque, San Roque

**849,000 €**

Reference: R4980715    Bedrooms: 3    Bathrooms: 2    Plot Size: 188m<sup>2</sup>    Build Size: 280m<sup>2</sup>    Terrace: 104m<sup>2</sup>





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## Costa de la Luz, San Roque

This exceptional townhouse, completed in 2022, offers contemporary living with stunning views of the prestigious San Roque Golf Club. With 180 m<sup>2</sup> of usable space, whether you're looking for a dream vacation home or a permanent residence, this property has it all. Featuring 3 spacious bedrooms, a stylish living and dining area, an open-concept kitchen, 2 bathrooms, a guest toilet, as well as storage space and 2 garage spaces, this home combines comfort and practicality.

The ground floor boasts a bright and airy living room that opens up to a large west-facing terrace and private garden, perfect for outdoor gatherings, with stunning views of the golf course. The sleek, modern kitchen is fully equipped with high-end appliances. Also on this level, you'll find a convenient guest WC and a useful storage room. Upstairs, the master bedroom comes with an en-suite bathroom and a private glazed balcony overlooking the golf course. Two additional well-sized bedrooms share a bathroom with a bathtub, and have access to a balcony with views of the community pool.

The spacious rooftop terrace, offers panoramic views of the sparkling sea, the well-maintained golf course, and the community area. Large, modern windows with aluminum frames flood the home with natural light, while an energy-efficient heat pump system ensures comfort throughout the year.

Situated in a secure, gated community with 24-hour security, this property offers both luxury and peace of mind. The complex features a gym, sauna, and a communal pool, all surrounded by beautifully landscaped gardens and cork oak trees. Located in a peaceful setting, it's just a short drive from Alcaidesa Beach and Sotogrande Marina.

This is a rare opportunity to live in one of the most sought-after locations in Spain. Don't miss your chance to own this exceptional property!



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Basement

### Views

Sea  
Garden  
Golf

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Safe

### Energy Rating

B

### Orientation

West

### Setting

Close To Golf  
Urbanisation  
Frontline Golf

### Kitchen

Fully Fitted

### Parking

Garage  
More Than One

### CO2 Emission Rating

B

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal  
Private

### Category

Golf  
Resale  
Contemporary