



## San Roque Club Spain

3480

**516,000€**

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Currency conversions are approximated and may vary.

This exclusive apartment, located in the prestigious San Roque Golf Club, offers a prime position on the front line of the golf course with impressive sea views. Designed to maximize indoor and outdoor living, it combines contemporary style, spacious interiors, and perfect integration with the natural cork oak surroundings that characterize the area.

The property features three bedrooms, one of them with an en-suite bathroom, as well as a second full bathroom. Its "open plan" design creates a seamless flow between the fully fitted kitchen, the living room, and the spectacular open terrace of approximately 28 m<sup>2</sup>. The south-facing orientation ensures exceptional brightness and unobstructed views over the golf course.

Built with top-quality materials, the apartment includes large-format porcelain and marble flooring by Saloni, floor-to-ceiling windows with double glazing, hot-cold air conditioning, electric shutters, state-of-the-art thermal and acoustic insulation, full lighting installed, Balay appliances, fitted wardrobes, and a reinforced entrance door. Fiber-optic internet is also installed throughout the property.

The home also offers a private parking ...

### Property Features:

Bedrooms:	<b>3</b>
Bathrooms:	<b>3</b>
Garage:	<b>Private Parking</b>
ECP:	<b>In process</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>144m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>TBC</b>

### About the Zone

San Roque Club se encuentra en un marco envidiable, rodeado de maravillosas colinas llenas de robles y a solo escasos minutos de Sotogrande y de la playa. Esta magnífica urbanización ofrece las mejores zonas comunes rodeadas de vegetación, campos de golf, caminos para pasear y aprovechar la naturaleza donde los alcornoques dominan el paisaje El centro del club es la magnífica mansión de la...