



## Ground Floor Apartment for sale in San Roque, San Roque

**475,000 €**

Reference: R5164798   Bedrooms: 3   Bathrooms: 4   Build Size: 180m<sup>2</sup>   Terrace: 81m<sup>2</sup>





## Costa del Sol, San Roque

Exceptional 3-Bedroom Garden Apartment, Front Line Golf in San Roque Club Spacious and bright ground-floor apartment with a private garden, located in the prestigious San Roque Club. This property offers 3 large en-suite bedrooms, a guest toilet, and generously sized living spaces, ideal as both a permanent residence or a holiday home. The elegant entrance hall leads to a very spacious living/dining room with direct access to the main terrace, a large fully fitted kitchen with separate laundry room, and a corridor with access to the guest toilet, a small storeroom, and the three bedrooms. The master bedroom and living room open onto a stunning covered terrace, fully enclosed with glass curtains, connecting to the private garden and communal areas. West-facing, it enjoys beautiful countryside views and breathtaking sunsets. The other two bedrooms share an additional terrace facing east, perfect for the morning sun. This property features marble floors, hot & cold air conditioning, and underfloor heating in the bathrooms, ensuring year-round comfort. It also includes 2 underground parking spaces, 2 storerooms, and 2 golf buggy parking spaces, all included in the price. Ideally located within San Roque Club, offering a clubhouse, 24-hour security, and two prestigious golf courses, in a tranquil natural setting. Excellent connections via the N-340, just a short drive to the vibrant Sotogrande Marina, Sotogrande International school and several renowned golf courses.





## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Utility Room

### Setting

Urbanisation  
Frontline Golf

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One

### Orientation

West

### Condition

Excellent

### Garden

Communal  
Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F/H Bathrooms

### Pool

Communal

### Security

24 Hour Security  
Safe