



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

**450,000 €**

Reference: R5183815   Bedrooms: 3   Bathrooms: 3   Build Size: 175m<sup>2</sup>   Terrace: 77m<sup>2</sup>





## Costa del Sol, San Roque

Excellent 3-bedroom apartment on the frontline of the golf course in San Roque Club This excellent three-bedroom first floor apartment is located in the prestigious San Roque Club and combines comfort, style, and an unbeatable location. The property features a spacious living and dining room, a large fully equipped kitchen, two bathrooms, a guest toilet, and a spectacular 77 m<sup>2</sup> terrace with brand-new motorized awnings, offering stunning views of the golf course, the sea, and the surrounding countryside. The master bedroom includes an en-suite bathroom and direct access to the main terrace, while the two additional bedrooms open onto a second terrace. Recently painted and refurbished, the apartment comes with new hot and cold air conditioning, underfloor heating in the bathrooms, and practical fitted wardrobes. It also includes an underground parking space, a storage room, and a private buggy parking space. Residents can enjoy the community pool and landscaped gardens while benefiting from the peace of mind offered by a gated community with round-the-clock security. The location is truly exceptional, just a short walk from the San Roque Clubhouse and its two prestigious golf courses, in a tranquil setting with 24-hour security. Excellent road connections via the N-340 allow easy access to Sotogrande Marina, beautiful beaches, the Sotogrande International School, and several other renowned golf courses.



## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Sea  
Country  
Garden  
Golf

### Pool

Communal

### Security

24 Hour Security  
Electric Blinds  
Safe

### Orientation

South East

### Setting

Close To Golf  
Urbanisation  
Frontline Golf

### Kitchen

Fully Fitted

### Parking

Garage

### Climate Control

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

### Condition

Excellent

### Garden

Communal