





# Townhouse in San Roque

Price € 800,000

Bedrooms	3
Bathrooms	2.5
Build Size	280 m <sup>2</sup>
Terrace	180 m <sup>2</sup>
Plot Size	640 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Close To Forest
- ✓ Commercial Area
- ✓ Urbanisation
- ✓ Close To Golf

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Room For Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

## VIEWS

- ✓ Golf
- ✓ Panoramic
- ✓ Garden

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Double Glazing
- ✓ Private Terrace
- ✓ Gym

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Street
- ✓ Communal
- ✓ Private

**UTILITIES**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**CATEGORY**

- ✓ Bargain
  - ✓ Golf
- 

I am offering for sale this elegant 3-bedroom townhouse located in the exclusive Hoyo 17 residential complex within the prestigious San Roque Club in Sotogrande. The property features a modern design, spacious interiors and a privileged front-line golf position in a peaceful natural setting. It is distributed over two floors, with a bright open-plan living and dining area on the ground floor with large windows that lead directly to the terrace and private garden, and a contemporary integrated kitchen. The upper floor includes three bedrooms, including the master bedroom with an en-suite bathroom and built-in wardrobes. The house includes one private parking space and high-quality materials throughout. The development offers a lagoon-style communal pool, a fully equipped gym, a social room and extensive landscaped gardens, all within a gated community with 24-hour security surrounded by cork oak trees. Located just minutes from Sotogrande's beaches, marina, restaurants, international schools and equestrian centres, and with good access to the airports of Gibraltar, Jerez and Málaga, this property is ideal for those seeking tranquillity, quality of life and an exclusive setting right next to the golf course.

[View Property Online](#)

## GALLERY



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