



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



## APARTAMENTO DE LA PLANTA MEDIA 3 DORMITORIOS 2 BAÑOS IN SAN ROQUE CLUB

📍 San Roque Club

REF# V4700065 **509.000 €**

DORM.	BAÑOS	CONS.	TERRACE
3	2	116 m <sup>2</sup>	28 m <sup>2</sup>

Brand New & Key Ready Right on the Old Course

Welcome to Emerald Greens, a beautiful development right on the San Roque Club Old course. This is a Taylor Wimpey product and with that comes quality from a very reputable developer.

This property is brand new and key ready. It is being resold so you pay less in taxes. It is 3 Bedrooms, 2 Bathrooms, and comes with 2 parking spaces underground as well as a storage room. We have the exact measurements from the floor plan and has the first occupancy license.

What the owners have done is take a high quality product and make it even better through a number of upgrades, namely

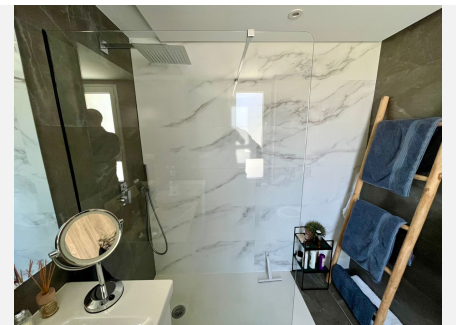
1) Glass Curtains that are fully retractable to make the covered terrace and additional winter salon



- 2) A fire place in the living room
- 3) A kitchen island with porcelain counter top and wine fridge
- 4) An expanded master bedroom where the walk in wardrobe has been removed to have a more open & bright master

With fantastic golf & sea views practically on the old course, this property stands out as one of the best units for resale on the market there. It is a lock up and leave or a family home for those that what ease of access to the all the area has to offer – think International School or Gibraltar for work.

Finally with less to pay in taxes (3% less) as well as not having to wait and go through snagging, this is a great opportunity to get into the area that is showing an increase in demand as Marbella and Estepona prices continue to rise.





WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM

