



# Ground Floor Apartment in San Roque Club

Price € 659,000

Bedrooms	3
Bathrooms	2
Build Size	116 m <sup>2</sup>
Terrace	145 m <sup>2</sup>
Plot Size	261 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Storage Room
- ✓ Utility Room
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Underground
- ✓ Communal

## CATEGORY

✓ Golf

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Contemporary apartment on the front line of the prestigious San Roque Golf, offering an elegant living environment between lush fairways and open views towards the Mediterranean Sea. This 3-bedroom, 2-bathroom apartment of approximately 116 m<sup>2</sup> is located in a recently built residence with modern design, in a quiet and secure setting just a few minutes from Sotogrande.

The main living area consists of a bright living-dining room with large floor-to-ceiling windows, opening onto a sleek, fully fitted kitchen, ideal for everyday use or for entertaining in a relaxed atmosphere. The current decoration highlights clean lines, quality materials and a warm ambiance, with the possibility of keeping an Italian-inspired design layout for a very sophisticated finish.

Two comfortable bedrooms are complemented by a third room currently used as an office, easily convertible into an additional bedroom according to your needs (family, guests or home office). The bathrooms feature a timeless aesthetic, with carefully chosen finishes and a sense of wellbeing that is in harmony with the rest of the apartment.

From the living room, large sliding doors open onto a spacious south-facing terrace, which becomes a true extension of the living area. This outdoor space, equipped with a private jacuzzi, invites you to relax all year round, with pleasant views over the golf course and glimpses of the sea on the horizon. When the sliding doors are open, the interior and exterior blend into a large reception area; when closed, they create a protected winter garden, filled with light yet sheltered from the wind.

Located between San Roque and Sotogrande, this property benefits from one of the most sought-after areas of the Cadiz coast, renowned for its world-class golf courses, marina, equestrian centres and international schools. It is the ideal address for golf enthusiasts, families seeking tranquillity and buyers looking for a refined pied-à-terre in a discreet yet very well-connected environment.

An apartment that combines contemporary architecture, natural light, modern comfort and a prime frontline golf location, perfectly suited both as a main residence and as an elegant holiday home.

San Roque Golf Club offers an exceptionally gentle way of life, designed for those in search of an intimate, sporty and well-being-oriented atmosphere. Nestled in a green setting between Andalusian hills, cork oak forests and views towards the Mediterranean, the club enjoys a rare sense of calm, far from the hustle and bustle yet close to everything.

Here, golf is at the heart of the lifestyle but without ostentation: two renowned championship courses, perfectly maintained fairways, and a discreet club atmosphere where you meet true enthusiasts rather than passing tourists. You can play early in the morning in the golden light, stroll in the late afternoon among the greens and century-old trees, and enjoy the mild climate all year round. It is a place where sport becomes a daily ritual, as beneficial for the body as for the mind.

Beyond golf, the club and its surroundings cultivate a true culture of well-being: walks in nature, a peaceful pace of life, days that unfold between a round of golf, lunch on the clubhouse terrace, a quiet moment of reading or an aperitif with friends at sunset. The architecture and gardens exude Andalusian elegance, with an international touch brought by a cosmopolitan community that highly values the tranquillity of the area.

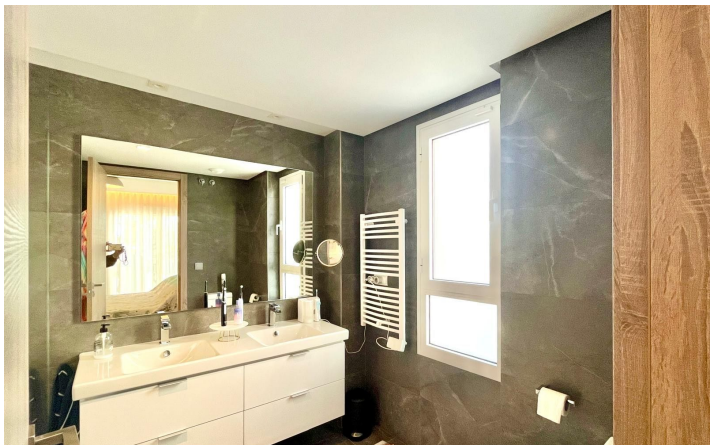
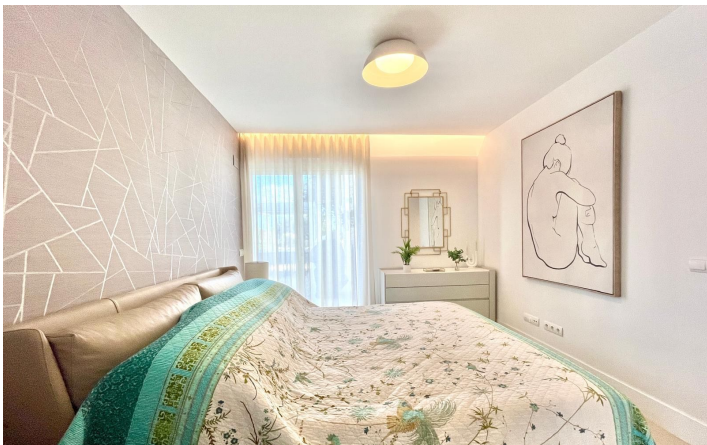
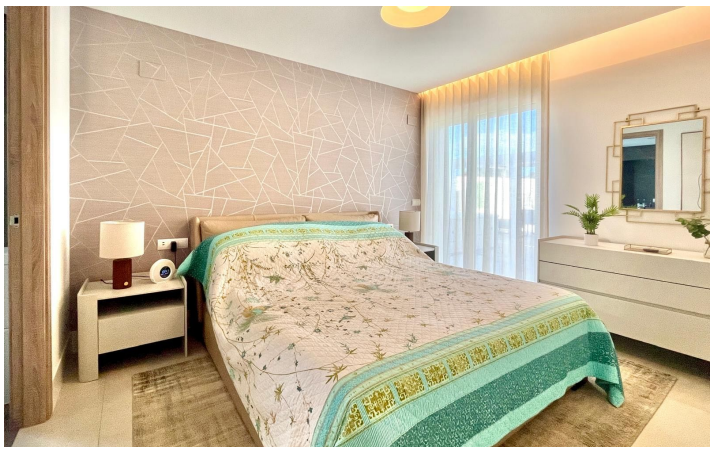
What makes San Roque particularly attractive is the perfect balance between peaceful retreat and accessibility. In just a few minutes by car, you reach Sotogrande marina with its restaurants, lively terraces and chic seaside atmosphere. The main roads running along the coast provide easy access to Estepona, Marbella and the whole Costa del Sol, whether for shopping, beaches, international schools or medical services. You live in a cocoon of serenity while staying connected to one of the most desirable coastlines in Europe.

Living in a frontline golf apartment in San Roque means choosing a quality of life defined by silence, natural light, greenery and open horizons, without giving up the sophistication of an upscale Mediterranean lifestyle. It is a place to slow down, breathe and recentre yourself, while always knowing that the entire Costa del Sol remains within easy reach.

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# GALLERY







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