



## Ground Floor Apartment in Sotogrande

Bedrooms **3** Bathrooms **2** Built **176m2** Terrace **61m2**

**R4892938**

**Ground Floor  
Apartment**

**Sotogrande**

**495.000€**

Exclusive 3 bedroom corner flat located in the heart of the famous San Roque Club resort. More info : The interior distributed in three bedrooms, one of them with private bathroom en suite, two bathrooms, fully fitted kitchen and living room, is based on the concept of 'open plan' and 'total living' giving priority to the spacious living room that precedes a large open terrace, making the most of its south orientation and the unobstructed views to the sea and golf. Included in the price is an underground parking space with pre-installation for electric charger and storage room. The complex has a communal swimming pool. The property is built according to the highest quality standards, with the most effective thermal and acoustic insulation on the market (Energy Certificate: B). The residence has a privileged position, on the front line of the famous Old Course golf course and surrounded by centenary cork oaks and holm oaks. San Roque Club, between Valderrama Golf and the Real Club de Golf de Sotogrande, just 20 minutes from Gibraltar Airport and 90 minutes from Malaga and Jerez airports. Very close to the leisure and sports facilities of La Marina de Sotogrande, the Sotogrande International School, shopping centres and the fine sandy beaches of Alcaidesa and Sotogrande. Undoubtedly, this property is an investment opportunity within a green oasis. More info: Likewise, this house is built following the highest quality standards, with fine finishes, highlighting the large format porcelain stoneware flooring and marble Saloni brand,

large windows and sliding doors with double glazing climalit, folding windows, air conditioning hot and cold, pack lights in all rooms, electric shutters, the most effective thermal and acoustic insulation system on the market, which makes it a very sustainable home, Balay appliances, bathrooms with showers and screens installed, armoured entrance door, built-in wardrobes with interior finished with hanging bar, luggage shelf and drawer unit and installation of fibre optics in all the rooms of the property. All this, within a private and closed residential complex of 80 flats in 10 three-storey buildings, grouped in three phases surrounding the 3 communal swimming pools, with a large communal leisure area approximately the size of three football pitches, with an environment of cork oak trees and pedestrian paths. tor

Covered Terrace  
Fitted Wardrobes

Covered Terrace  
Marble Flooring

Ensuite Bathroom  
Private Terrace