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Townhouse in San Roque

Bedrooms	3	Bathrooms	3	Built	280m2	Plot	164m2
R5224378		**Townhouse**		**San Roque**		**699.000€**	

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB Located in the prestigious San Roque Club, one of the most exclusive residential areas on the Costa del Sol, this property is set in a natural environment, surrounded by top-tier golf courses and an atmosphere of absolute tranquility. Its proximity to Sotogrande, stunning beaches, international schools, and a wide range of services makes this location ideal for those seeking comfort and quality of life. Situated within a gated and meticulously maintained community, the property benefits from 24-hour security, expansive green areas, a gym, sauna, and a communal swimming pool nestled among gardens and centenary cork oaks, adding a special charm to every corner. Its strategic location allows easy access to Sotogrande Marina, Alcaidesa Beach and its promenade, supermarkets, restaurants, sports centers, and the highway connecting quickly to Estepona, Marbella, Gibraltar, La Línea, or Algeciras. This beautiful, bright, modern townhouse, completed in 2022, offers approximately 238 m² of intelligently and harmoniously distributed living space, creating wide, welcoming rooms full of natural light. Facing southeast, it enjoys spectacular sunrise views over the sea, golf course, mountains, and the impeccably landscaped community gardens. The spacious, modern living room opens onto a large terrace and a private garden with an inviting pool. The contemporary kitchen with a utility area, equipped with high-end appliances, seamlessly integrates with the main living space, combining

elegance with functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glazed balcony. The other two bright bedrooms feature built-in wardrobes, share a full bathroom, and have access to a second balcony overlooking the community entrance. On the top level, the solarium offers a spectacular setting: a spacious, open area with panoramic views of the sea, golf, and natural surroundings, perfect for a chill-out zone, a barbecue area, or simply enjoying the sun and privacy. Two parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for uncompromised living. The community itself is an exceptional added value. Fully gated, secure, and with permanent surveillance, it offers a serene and orderly environment from the moment you enter. Its impeccably maintained green areas blend with a prominent communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being. Importantly, the community explicitly allows short-term vacation rentals, offering outstanding rental potential for investors or those seeking temporary stays, both in summer and during the golf season. All of this is available for a very attractive community fee. With high rental potential and a privileged location, this townhouse represents a ?unique ?opportunity ?in ?one ?of the most ?sought-after ?destinations in southern Spain. A ?property that ?stands out ?for ?its design, surroundings, and ?quality, ?and ?whose ?visit ?is ?highly ?recommended.

Barbeque	Barbeque	Courtesy Bus
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Games Room
Gym	Near Church	Near Transport
Paddle Tennis	Private Terrace	Restaurant On Site
Satellite TV	Sauna	Storage Room
Utility Room	WiFi	Wood Flooring