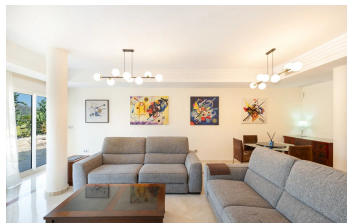


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real estates



Ground Floor Apartment in San Roque

Bedrooms

3

Bathrooms

2

Built

175m2

Terrace

77m2

R5482522

**Ground Floor
Apartment**

San Roque

460.000€

San Roque Club – Spacious 3-Bedroom Apartment with Tourist Licence Located within the prestigious San Roque Club, this spacious 3-bedroom apartment offers generous living areas, two terraces and a peaceful setting surrounded by greenery and golf courses. The property features 3 bedrooms and 2.5 bathrooms, a bright living and dining area, a fully equipped kitchen with a separate utility room, and two terraces. The main terrace is south-facing, providing an excellent outdoor space for dining and relaxing throughout the year. The apartment benefits from air conditioning and elegant marble flooring throughout. A particularly valuable feature is its existing tourist licence, making the property attractive not only as a permanent or holiday home, but also for buyers looking for short-term rental potential. The property also includes one underground parking space, a private storage room and a dedicated buggy parking space with an electric socket. San Roque Club is a gated residential community offering 24-hour security, beautiful green surroundings and views across the golf course. It provides a quiet residential environment while remaining within easy reach of Sotogrande, beaches, restaurants, international schools and local amenities. Key features: 3 bedrooms | 2.5 bathrooms | South-facing terrace | ?Second ?terrace ?| ?Tourist ?licence | Underground ?parking ?| Storage room | Buggy ?parking with ?electric socket ?| ?Air conditioning | Marble ?floors ?| ?24-hour ?security ?| ?Golf ?surroundings.

Covered Terrace
Fitted Wardrobes
Private Terrace
Storage Room

Covered Terrace
Lift
Restaurant On Site
Utility Room

Ensuite Bathroom
Marble Flooring
Satellite TV
WiFi