



## Duplex for sale in San Roque, San Roque

450,000 €

Reference: R5244349 Bedrooms: 3 Bathrooms: 3 Build Size: 184m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa de la Luz, San Roque

Located in one of the most distinguished residential communities in the area, this spacious and elegant three-bedroom apartment in San Roque Club offers the perfect blend of comfort, style and natural surroundings. With generous proportions throughout and an excellent south-west orientation, the property stands out for its light, space and serene atmosphere. A welcoming entrance hall leads the way into the home, connecting to the large family kitchen, the bedroom wing and, through a graceful archway, the bright and expansive living room. This beautiful space features a fireplace and an elegant dining area that opens directly onto the terrace – an ideal spot for relaxing, entertaining or simply enjoying the peaceful views. All three bedrooms are generously sized and feature their own en-suite bathrooms, ensuring privacy and comfort for family members or guests, while the guest toilet adds further practicality. Each bedroom is equipped with built-in wardrobes offering excellent storage space. The apartment sits within a beautifully maintained urbanisation with manicured gardens and a communal swimming pool, combining the tranquillity of a refined residential setting with the convenience of being just moments from Sotogrande's renowned golf courses, marina and services. The property also includes two private parking spaces and a storage room in the building's basement, with lift access directly to the apartment for everyday convenience. Perfect as a full-time home or an elegant second residence, this apartment represents a rare opportunity to enjoy the exceptional quality of life offered along the Cádiz coast, in the exclusive setting of San Roque Club and just minutes from Sotogrande.



## Features:

### Features

Covered Terrace

Utility Room

### Setting

Close To Golf

Urbanisation

Close To Schools

Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex

24 Hour Security

### Orientation

South West

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground

More Than One

### Views

Garden

Golf

### Pool

Communal

### Garden

Communal

### Category

Resale

Bargain

Golf