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SAN ROQUE

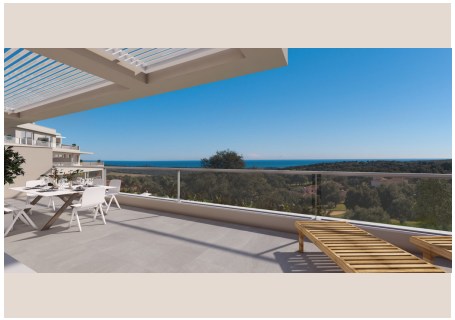
650,000 €

REFERENCE R4626580

# Discover Exquisite Living in San Roque: A New Paradigm of Luxury Realty

| 3 | 2 | 122 m² | 88 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Nestled in the prestigious heart of San Roque, a jewel of Southern Spain, this exquisite new development, exclusively presented by Luxury Realty, redefines luxury living. It offers an unparalleled opportunity to own a piece of paradise, seamlessly blending sophisticated design with the breathtaking natural beauty of the Andalusian landscape. With prices ranging from an attractive 650,000 € to 665,000 €, these residences represent not just a home, but a lifestyle investment in one of Europe's most coveted destinations. San Roque, renowned for its world-class golf courses, pristine beaches, and vibrant cultural scene, provides an idyllic backdrop for homeowners seeking peace, exclusivity, and supreme comfort. This is an invitation to embrace the quintessential Mediterranean dream, enhanced by modern luxury and thoughtful architectural prowess.

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This magnificent residential enclave comprises 80 meticulously designed apartments, gracefully spread across 10 elegant three-storey buildings. Organized into three distinct phases, the development harmoniously integrates with its natural surroundings, offering residents a profound sense of peace and privacy. At the heart of this community lie three inviting communal pools, providing refreshing havens under the warm Spanish sun. Each building is a testament to contemporary elegance, housing eight spacious apartments distributed over ground, first, and penthouse levels. While the majority of these residences feature three opulent bedrooms and two well-appointed bathrooms, a select number of two-bedroom, two-bathroom units also offer versatile living solutions, catering to diverse preferences without compromising on luxury.

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Stepping inside, residents are greeted by interiors that epitomize the 'open plan' and 'total living' concepts, meticulously crafted to maximize space, light, and functionality. The design philosophy centers around a generously proportioned living room, serving as the heart of the home and flowing effortlessly into an expansive open terrace. These vital living spaces are thoughtfully integrated with the surrounding corn oak meadows, blurring the lines between indoor comfort and outdoor splendor. The predominantly southern orientation is a deliberate choice, designed to flood each home with natural light throughout the day, while simultaneously capturing magnificent, panoramic views. Imagine waking up to the serene greens of a world-class golf course, or unwinding as the sun dips below the horizon, casting a golden glow over the sparkling Mediterranean Sea – a daily spectacle from your private luxurious abode. This seamless indoor-outdoor living is further enhanced by large windows and sliding glass doors, infusing every moment with San Roque’s beauty.

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Each home is offered 'ready to move into,' ensuring immediate move-in comfort. The commitment to superior quality is evident in every detail, from the high-quality finishings that adorn each surface to the elegant, large-format tiled flooring. Expansive windows invite natural light, creating bright and airy living spaces. The state-of-the-art kitchens come fully fitted with premium appliances, designed for both culinary inspiration and aesthetic appeal. Thoughtful lighting packages in every room enhance the ambiance, while advanced air-conditioning systems ensure optimal comfort year-round. Beyond these visible luxuries, the residences boast the most effective thermal and acoustic insulation available, culminating in an impressive Energy Certificate B rating. This signifies a commitment to sustainability and guarantees a tranquil, energy-efficient living environment. Furthermore, for absolute convenience and peace of mind, an underground parking space and a private storeroom are thoughtfully included with each apartment, adding invaluable utility and security to your luxurious lifestyle.

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Beyond the private confines of these exquisite homes, the complex unfolds into an expansive leisure area designed for exclusive communal use, boasting a remarkable size equivalent to approximately three football pitches. This vast green expanse, thoughtfully integrated within the natural corn oak meadows, provides spaces for relaxation and recreation, complete with picturesque footpaths and strategically placed benches. This commitment to an enriching communal lifestyle establishes this development as a benchmark for modern luxury in San Roque. With a full construction license already secured, prospective homeowners can invest with complete confidence. Building has commendably commenced on the first phase, which includes 24 exceptional homes and its dedicated communal pool, marking tangible progression towards realizing this visionary community. This is a rare opportunity to secure a prime property in a thriving new development, poised to deliver an unparalleled living experience in Southern Spain.

# Details

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|---|---|---|---|
| Reference | R4626580 | Property Type | Apartment |
| Status | Sale | Price | 650,000 € |
| Bedrooms | 3 | Bathrooms | 2 |
| Build size | 122 m² | Plot Size | – |
| Terrace | 88 m² | Parking places | by request |

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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