

SAN ROQUE

245,000 €

REFERENCE R5154853

Exquisite Semi-Detached Retreat with Panoramic Sea Views in Historic San Roque, Costa del Sol

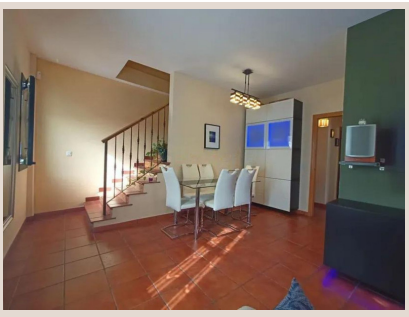
3	1	95 m²	35 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE

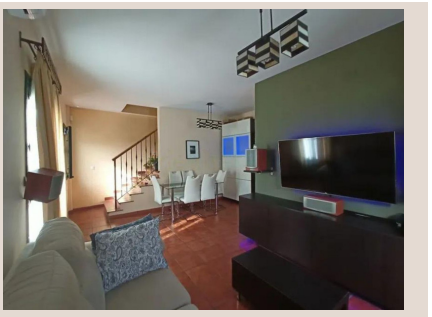












Description

Luxury Realty is proud to present an exceptional opportunity to acquire a charming semi-detached residence nestled in the heart of San Roque, a quintessential Andalusian town on the sun-drenched Costa del Sol. This distinguished property offers a harmonious blend of traditional Spanish charm and modern convenience, boasting breathtaking panoramic sea views that promise an unparalleled living experience in Southern Spain.

Imagine waking up to the gentle caress of the Mediterranean breeze, stepping onto your private terrace, and being greeted by an awe-inspiring panorama stretching from the historic townscape to the shimmering expanse of the sea. This is the daily reality awaiting you at this magnificent home.

Discover San Roque: A Gem of the Costa del Sol

San Roque, located in the prestigious western stretch of the Costa del Sol, is much more than just a location; it's a lifestyle. Steeped in history, this charming 'white village' (Pueblo Blanco) offers a captivating blend of cultural heritage and contemporary amenities. From its origins as a refuge for the Spanish population of Gibraltar in 1704, San Roque has blossomed into a vibrant community, celebrated for its rich traditions, picturesque streets, and friendly atmosphere.

The property's setting is truly ideal, marrying the tranquility of suburban living with the convenience of an urban environment. Positioned within a thriving town and village setting, residents benefit from immediate access to a comprehensive array of services and leisure options. You'll find yourself just moments away from bustling commercial areas, quaint local shops, and esteemed educational institutions, including reputable schools that cater to all ages. This prime positioning ensures that whether you're seeking daily essentials, a leisurely browse, or a vibrant community hub, everything is within effortless reach. The strategic location also places you close to essential transport links, making commutes and explorations of the wider Costa del Sol an absolute breeze.

San Roque's privileged geographical position further enhances its appeal. It serves as a gateway to some of Spain's most exclusive golf courses, including the world-renowned Valderrama Golf Club, making it a mecca for golf enthusiasts. The opulent marina of Sotogrande, famous for its polo fields, yachting, and gourmet dining, is merely a short drive away, offering a taste of luxury and sophisticated leisure. Furthermore, the property benefits from its close proximity to Gibraltar, providing unique international connectivity and employment opportunities, all while enjoying the Spanish way of life.

Your Mediterranean Haven: Property Features and Lifestyle

This semi-detached house presents a thoughtfully designed layout across 95 m² of built living space, perfectly complemented by a generous 35 m² private terrace – an outdoor sanctuary for relaxation, al fresco dining, and soaking in the glorious Mediterranean climate. With a desirable South orientation, the interiors are bathed in natural light throughout the day, creating a warm and inviting ambiance.

The residence comprises three well-proportioned bedrooms, offering ample space for a family, guests, or the flexibility to convert one into a home office or creative studio. A well-appointed bathroom serves the property, designed for comfort and functionality. The overall condition of the house is described as 'Good,' meaning it's ready for immediate occupancy while also offering potential for personalization to truly make it your own.

The heart of this home is undoubtedly its fully fitted kitchen, equipped with modern appliances and ample storage, making meal preparation a delight. The property is offered part-furnished, providing a convenient foundation for new owners to infuse their style and complete the decor at their leisure, avoiding the immediate expense and effort of furnishing from scratch.

Beyond the primary living spaces, this home is enhanced with a suite of features designed for contemporary comfort and connectivity. Built-in fitted wardrobes in the bedrooms ensure organized living and maximize space. The presence of both WiFi and Fiber Optic internet ensures seamless connectivity for entertainment, remote work, or staying in touch with loved ones globally. Convenience is further highlighted by its proximity to transport links, including a courtesy bus service, simplifying daily commutes and local exploration. For those who appreciate community and tradition, being near a local church adds to the

authentic village feel.

Parking is readily available on the street, a common and convenient amenity in traditional Spanish towns, allowing for easy access to your residence. As a resale property, it offers an immediate entry into the vibrant San Roque market, perfect for those seeking a permanent home, a holiday retreat, or a solid investment opportunity on the illustrious Costa del Sol.

Embrace the enchanting lifestyle offered by San Roque, where culture, convenience, and captivating views converge. This semi-detached house is not just a property; it's a gateway to experiencing the very best of Southern Spain. Contact Luxury Realty today to arrange a private viewing and take the first step towards owning your dream home on the Costa del Sol.

Details

Reference	R5154853	Property Type	Villa
Status	Sale	Price	245,000 €
Bedrooms	3	Bathrooms	1
Build size	95 m²	Plot Size	–
Terrace	35 m²	Parking places	by request

Features

Sea views, Parking, Resale