

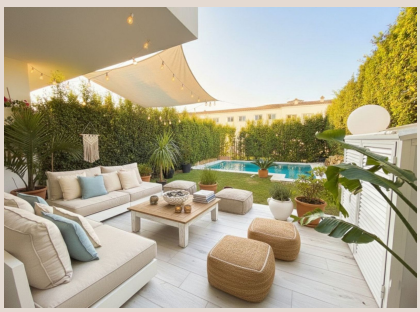
SAN ROQUE

699,000 €

REFERENCE R5224378

Exquisite Contemporary Townhouse with Unrivaled Panoramic Views in San Roque Club, Southern Spain

3	3	280 m²	164 m²	142 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled within the prestigious San Roque Club, a jewel among the most exclusive residential enclaves on Spain's sun-drenched Costa del Sol, this magnificent contemporary townhouse offers an unparalleled living experience. Located in San Roque, an area celebrated for its natural beauty and proximity to world-class amenities, this property is enveloped by verdant landscapes, championship golf courses, and an atmosphere of profound tranquility. It represents the epitome of luxury living in Southern Spain, offering discerning homeowners a sanctuary of peace and elegance.

The strategic location of San Roque Club ensures effortless access to the sophisticated allure of Sotogrande, its vibrant marina, breathtaking beaches, esteemed international schools, and a diverse array of upscale services and leisure activities. This makes it an ideal choice for those seeking an elevated standard of comfort, convenience, and quality of life. The townhouse itself resides within a meticulously maintained, gated community, providing round-the-clock security, expansive manicured green areas, a fully equipped gymnasium, a rejuvenating sauna, and a spectacular communal swimming pool gracefully integrated amidst lush gardens and ancient cork oak trees – each detail contributing to the unique charm of this distinguished address. Furthermore, its excellent connectivity allows for swift commutes to Estepona, Marbella, Gibraltar, La Línea, and Algeciras, placing the best of the region within easy reach.

Completed in 2022, this bright and modern townhouse spans approximately 238 m², featuring intelligently designed and harmoniously distributed living spaces. Every room is bathed in an abundance of natural light, creating an inviting and open ambiance. Its privileged southeast orientation guarantees spectacular sunrise views that sweep across the glistening sea, the manicured golf course, majestic mountains, and the impeccably landscaped community gardens, providing a captivating backdrop to daily life. The expansive, contemporary living room serves as the heart of the home, seamlessly extending to a large private terrace and a meticulously maintained garden, which hosts its own inviting private plunge pool – an idyllic setting for relaxation or sophisticated entertaining.

The state-of-the-art kitchen, a true culinary haven, is equipped with high-end appliances and features a convenient utility area. It integrates flawlessly with the main living space, marrying elegance with supreme functionality. A stylish guest toilet thoughtfully completes this level, ensuring comfort and convenience for residents and visitors alike. The design ethos throughout emphasizes spaciousness, natural light, and a seamless connection between indoor and outdoor living.

Ascending to the upper floor, the opulent master bedroom suite stands as a private sanctuary, boasting an elegant en-suite bathroom and a captivating glazed balcony that offers serene views. The two additional bright and spacious bedrooms are fitted with bespoke built-in wardrobes, share a well-appointed full bathroom, and enjoy access to a second balcony overlooking the community entrance, providing a charming vista. The crowning glory of this residence is undoubtedly the top-level solarium. This expansive, open-air haven presents an unrivaled setting with truly panoramic views of the sea, golf course, and the surrounding natural splendor. It is perfectly designed for a luxurious chill-out zone, a bespoke barbecue area, or simply for basking in the glorious Southern Spanish sun and enjoying absolute privacy.

Practical luxuries enhance the living experience, including two dedicated parking spaces, sophisticated electric blinds for comfort and privacy, and a selection of premium, high-quality finishes throughout the property. Furthermore, the flexibility to convert the existing study into a fourth bedroom offers adaptable living solutions, truly designing a home for uncompromised living and catering to diverse needs.

The community itself provides an exceptional layer of added value. Fully gated, secure, and benefiting from permanent surveillance, it fosters a serene and orderly environment that instills peace of mind from the moment of arrival. Its impeccably maintained green areas coalesce seamlessly with a prominent communal swimming pool, dedicated relaxation spaces, a modern gym, and a tranquil sauna, cultivating an atmosphere that perfectly balances exclusivity with holistic well-being. Critically for investors, the community explicitly permits short-term vacation rentals, presenting an outstanding rental income potential for those seeking lucrative returns or flexible temporary stays, whether during the vibrant summer season or the revered golf season. All these premium amenities and services are available through a very attractive community fee, enhancing the overall value proposition.

With its high rental potential and a truly privileged location in San Roque, this exquisite townhouse represents a unique and compelling opportunity in one of the most sought-after destinations in Southern Spain. It is a property that distinguishes itself

through its sophisticated design, captivating surroundings, and uncompromising quality. A visit to this remarkable residence is not merely recommended but essential to fully appreciate the elevated lifestyle it promises to deliver to its discerning new owners. Discover your dream home on the Costa del Sol.

Details

Reference	R5224378	Property Type	Terraced Townhouse
Status	Sale	Price	699,000 €
Bedrooms	3	Bathrooms	3
Build size	280 m²	Plot Size	164 m²
Terrace	142 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Alarm system, 24H Security, Parking, Holiday Home, Investment, Resale