

SAN ROQUE

from 659,000 €

REFERENCE R5343022

Exquisite Corner Garden Apartment: A Sanctuary of Luxury in Emerald Green, San Roque Club

3	2	116 m²	146 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover unparalleled luxury and sophisticated living in this brand-new, ground-floor corner apartment, nestled within the esteemed Emerald Green development of San Roque Club. This magnificent residence offers a unique blend of privacy, expansive spaces, and breathtaking Mediterranean vistas, making it an ideal choice for the discerning buyer seeking an exclusive lifestyle on the Costa del Sol.

San Roque, a jewel in Southern Spain, is renowned for its prestigious golf courses, equestrian centres, and proximity to the glamorous marina of Sotogrande. This highly sought-after location offers an idyllic blend of tranquil natural beauty and vibrant cosmopolitan amenities. Living here means being just moments away from championship golf courses, pristine beaches, and a rich tapestry of Andalusian culture and fine dining experiences. The Emerald Green development itself is a testament to architectural excellence, harmoniously integrated into the verdant landscape of San Roque Club, offering residents an exclusive and secure environment.

A Masterpiece of Indoor-Outdoor Living

Step inside this luminous apartment where contemporary design meets ultimate comfort. The heart of the home is a generously proportioned, sun-drenched living area, meticulously designed to maximize natural light and capture the stunning views. This elegant space flows seamlessly into a magnificent private oasis – an expansive terrace. Ingeniously enclosed with state-of-the-art glass curtains, this terrace transforms into a versatile outdoor room, perfect for al fresco dining, entertaining, or simply unwinding, regardless of the season or weather. Imagine enjoying your morning coffee with the gentle sea breeze or hosting unforgettable gatherings against the backdrop of a spectacular sunset.

Beyond the terrace lies your own private, meticulously landscaped garden. This verdant escape is a true extension of your living space, offering an exclusive sanctuary for relaxation and enjoyment. It features a luxurious jacuzzi, providing the ultimate spot for unwinding under the stars, alongside a dedicated BBQ area, ideal for entertaining friends and family. The garden’s design emphasizes privacy and beauty, creating a resort-like ambiance right at your doorstep. The panoramic sea views from both the living room and the terrace serve as a constant reminder of the exceptional coastal setting, adding a profound sense of tranquility and grandeur to everyday life.

Refined Interiors and Premium Specifications

Every detail of this apartment has been thoughtfully curated to deliver an elevated living experience. Spanning a generous 286 square meters of built area, the residence offers ample space and comfort. It comprises three spacious bedrooms, each designed as a private retreat, providing serenity and style. The two modern bathrooms are appointed with premium fixtures and sleek finishes, creating a spa-like ambiance.

The fully equipped contemporary kitchen is a gourmet haven, boasting state-of-the-art appliances, elegant cabinetry, and ample counter space, making it a joy for both everyday cooking and culinary adventures. A separate laundry room adds to the practicality and convenience of this meticulously planned home, ensuring that every need is catered for with effortless sophistication.

Exclusive Community and Unrivalled Amenities

This exceptional property is part of a secure, gated community, offering residents peace of mind and an enhanced sense of privacy. The community boasts a magnificent communal swimming pool, perfect for leisurely dips and enjoying the warm Andalusian climate, surrounded by beautifully maintained gardens. Convenience is key, with elevator access to all levels, facilitating easy movement within the building.

Further enhancing the allure of this apartment are the practical yet luxurious additions: underground parking with two private spaces, ensuring your vehicles are secure and easily accessible, and a substantial 12 m² storage room, providing ample space for personal belongings. In a nod to modern sustainability, private electric vehicle charging points are also included, catering to

contemporary needs and future-proofing your investment.

Investment and Lifestyle Opportunity

This is a truly rare opportunity to acquire a sophisticated home in one of the most exclusive and desirable areas of Southern Spain. With attractive community fees of €280/month and macro-community fees of €84/month, alongside a property tax (IBI) of €753/year, the running costs are reflective of the premium amenities and location. While furniture is not included, it can be negotiated, offering you the flexibility to personalize your new home to your exact taste.

Whether you envision a permanent residence bathed in sunshine, a luxurious holiday retreat for memorable escapes, or a sound investment opportunity in a thriving market, this corner garden apartment in Emerald Green offers it all. Embrace a lifestyle of elegance, comfort, and exclusivity at San Roque Club – where every day feels like a holiday.

Details

Reference	R5343022	Property Type	Apartment
Status	Sale	Price	from 659,000 €
Bedrooms	3	Bathrooms	2
Build size	116 m²	Plot Size	–
Terrace	146 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Sea views, Private garden, 24H Security, Parking