

SAN ROQUE

659 000 €

R5343022

[redacted]
Emerald Green, San Roque Club

3	2	116 m²	146 m²
[redacted]	[redacted]	[redacted]	[redacted]













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Discover an unparalleled lifestyle in this extraordinary brand-new, ground-floor corner apartment, nestled within the prestigious Emerald Green development at the celebrated San Roque Club. Situated in the captivating south of Spain, a jewel of the Costa del Sol, San Roque embodies discreet luxury, world-class golf, and a vibrant equestrian culture. This exclusive residence, meticulously designed for comfort and elegance, seamlessly blends generous indoor and outdoor spaces with breathtaking panoramic sea views.

The San Roque Club, a premium enclave in Cádiz, is globally renowned for its magnificent golf courses, serene atmosphere, and close proximity to the exclusive marinas of Sotogrande and Gibraltar. It stands as a cherished destination for those seeking tranquility with modern amenities and access to elite activities. Emerald Green further distinguishes itself through contemporary architecture and harmonious integration with its natural landscape, offering a truly privileged setting.

Step inside this sophisticated 286 m² built property, where a bright and expansive living area, thoughtfully designed to maximize natural light and captivating vistas, awaits. The main living space effortlessly extends onto a sprawling private terrace, elegantly enclosed with sophisticated retractable glass curtains. This innovative feature allows year-round enjoyment of your outdoor area, transforming the terrace into a versatile extension of your home, perfect for serene morning coffees or enchanting al-fresco dining.

The contemporary gourmet kitchen is fully equipped with state-of-the-art appliances and bespoke cabinetry, a true haven for culinary enthusiasts. A dedicated utility room adds practical convenience. The property boasts three generously proportioned bedrooms, each conceived as a private sanctuary of peace and comfort. Two exquisitely appointed bathrooms feature premium fixtures and a modern aesthetic, ensuring a luxurious experience.

The true allure of this ground-floor property lies in its exceptional outdoor realm. The extensive, meticulously landscaped private garden is an exclusive oasis of tranquility and entertainment. Here, you'll discover a luxurious Jacuzzi, perfect for unwinding under the Andalusian sun, alongside a dedicated BBQ area – ideal for hosting memorable gatherings with family and friends. Panoramic sea views, stretching from the living room across the terrace and into the garden, provide a stunning backdrop. Importantly, the meticulous garden maintenance is included in community fees, ensuring effortless pristine beauty.

This exclusive residence is part of an elite gated community, providing paramount security and privacy for its discerning residents. Owners benefit from access to a splendid communal swimming pool, surrounded by expansive sun-drenched terraces, creating a resort-like ambiance just steps from your door. Convenience is further enhanced by elevator access to all floors. Furthermore, the apartment includes two private parking spaces within the secure underground garage, complemented by a spacious 12 m² private storage room. Looking towards the future, the community also incorporates private electric vehicle charging points, reflecting a commitment to modern sustainability.

This apartment represents a rare and coveted opportunity to acquire a sophisticated home in one of the most exclusive areas of the Costa del Sol. With a generous built area of 286 m² and offered at a price of €659,000, this is an exceptional investment. While the property is offered unfurnished, bespoke furnishing packages are available upon negotiation to perfectly tailor the space to your preferences. Community fees are €280/month, macro-community fees €84/month, and property tax (IBI) stands at €753/year.

Whether you envision a permanent residence, a luxurious holiday retreat, or a savvy investment with significant rental potential, this exquisite property in Emerald Green offers everything needed to live your dream life in the south of Spain. Seize this unique chance to become part of an exclusive and thriving community.

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