+34 604 489 646
info@luxury-realty.com
luxury-realty.com



SOTOGRANDE

869 000 €

■■■■■■■■ ■ Sotogrande

■■■■■■■■ R5484736

4	5	307 m²	377 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■








WELCOME





■■■■■■■■

This elegant semi-detached residence is a superb example of contemporary living, offering generous interiors, high-quality finishes and a privileged position within the exclusive San Roque Club. Built to modern standards and occupied since late 2022, the property remains in excellent condition and is ready to move into. Set within a peaceful gated development comprising just 46 homes, the property enjoys a tranquil setting while remaining conveniently close to the area's many amenities. Several beautiful beaches, international schools, healthcare facilities, restaurants and shopping destinations are all within easy reach. For sports and leisure enthusiasts, the location is particularly appealing. The surrounding area is home to some of the Costa del Sol's most renowned golf courses, including Valderrama, Almenara and San Roque Club, while the prestigious Santa María Polo Club and Ayala Polo Club are also nearby. The coastline offers an extensive selection of beaches and opportunities for water sports and outdoor activities. Situated alongside the San Roque Club golf course, Hoyo 17 enjoys a privileged outlook across the fairways and the area's distinctive landscape. Mature, centuries-old cork oak trees add to the natural beauty and provide a peaceful backdrop to the home. The property is equally suited as a permanent residence or as an exceptional holiday retreat, benefiting from the area's enviable climate and approximately 350 days of sunshine per year. Inside, the house has been tastefully furnished and thoughtfully designed to create a bright and comfortable environment. The entrance opens into a welcoming hallway, leading through to an impressive open-plan kitchen and living area. The contemporary white kitchen is fully fitted ■with ■premium ■appliances ■and incorporates ■a ■practical ■adjoining ■laundry ■area. Its ■open ■design connects ■seamlessly ■with the ■spacious ■living ■and ■dining room, which ■in ■turn ■opens ■onto ■the ■terrace.

■■■■■■■

■■■■■■■■■	R5484736	■■■■ ■■■■■■■■	■■■■■■■■■
■■■■■■■	■■■■■■■■	■■■■■	869 000 €
■■■■■■■■	4	■■■■■■■	5
■■■■■■■■	307 m²	■■■■■■■■	377 m²
■■■■■■■■	–	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■■

■■■■■■■■, ■■■■■■■■ ■■■■, ■■■■■■■■■

■■■■■■■ ■■■■■■■■■■■■■■

■■■■■■■■■■ ■■■■■■■■■■■■ ■■■■ ■■■■■■■■
■■■■■■■■■ — ■■■■■■ ■■■■ ■■ ■■■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella