

SAN ROQUE CLUB

■■■■■■■■ San Roque Club

629 000 €

■■■■■■■■ R5520178

3	3	193 m²	98 m²
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LUXURY DUPLEX PENTHOUSE WITH PANORAMIC SEA AND GOLF VIEWS AT SAN ROQUE CLUB This spectacular duplex penthouse is located in San Roque Club, one of the most exclusive residential areas on the Costa del Sol, set in a privileged environment right next to the golf course. The property is in excellent condition, practically like new, and features meticulously curated decor. The property spans 193 m² of built area across two floors, complemented by an impressive outdoor space that includes approximately 22 m² of covered terrace and 76 m² of open terrace. Its orientation, facing east, south, and west, ensures an abundance of natural light throughout the day and allows for the enjoyment of outdoor spaces at different times. The penthouse comprises three bedrooms, three bathrooms, and a guest toilet, providing ample space and comfort for both daily living and hosting family and friends. The interiors showcase an elegant, contemporary style, featuring ceramic tile flooring, air conditioning, and a fireplace that adds a cozy atmosphere to the living area. A standout feature is the brand-new, open-plan kitchen, which is integrated into the main living space and designed to create a modern, inviting environment. The layout promotes a seamless flow between the living and dining areas, while the terraces extend the living space, offering further opportunities to enjoy the outdoors. Panoramic views of the Mediterranean Sea, the golf course, the gardens, and the communal swimming pool make this property exceptionally appealing. The terraces provide plenty of room to create various settings, from an al fresco dining area to a relaxing nook where one can take in the scenery and the pleasant climate. The residential complex includes communal gardens and a swimming pool, as well as a children's pool, all set within a gated community that ensures peace, tranquility, and privacy. The property also features an elevator, a separate laundry room, two parking spaces, and two storage units, an added value that provides both convenience and extra storage space. Its location is particularly appealing to those who enjoy golf and an outdoor lifestyle. Situated at the forefront of the residential complex, right next to the San Roque Club golf course, the penthouse is just a 10-minute drive from Sotogrande and its marina, while local beaches are approximately 10-15 minutes away, depending on the route taken. Furthermore, Estepona is about 25 minutes away, Marbella and Puerto ■Banús ■are ■roughly ■40-45 minutes ■away, ■and ■Gibraltar ■Airport ■is approximately ■25-35 ■minutes away. ■Málaga ■Airport is ■about ■an ■hour ■and 15 minutes ■away ■by ■car, ■depending ■on ■traffic.

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