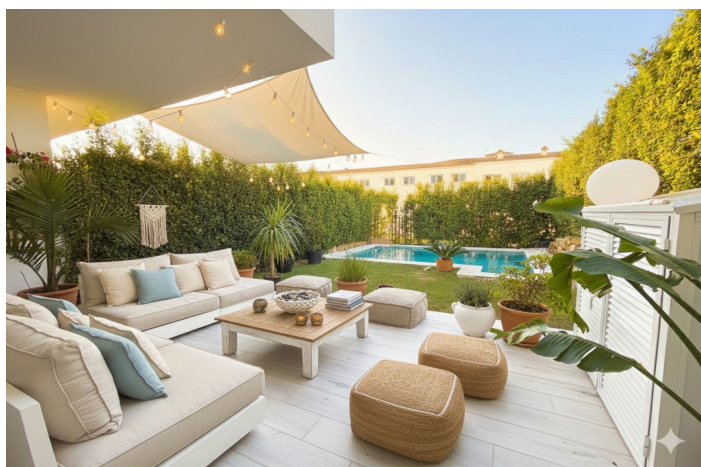




Townhouse for sale in San Roque, Sotogrande

775,000 €

Reference: JNP5224378 Bedrooms: 3 Bathrooms: 3 Plot Size: 164m² Build Size: 280m² Terrace: 142m²





Costa de la Luz, San Roque

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB. Located within the prestigious San Roque Club, one of the most exclusive residential enclaves on the Costa del Sol, this property stands in a privileged natural setting surrounded by championship golf courses and an atmosphere of absolute tranquillity. Its proximity to Sotogrande, magnificent beaches, international schools, and a full range of services makes this location ideal for those seeking convenience and a superior quality of life. Set within a secure, meticulously maintained gated community, the property benefits from 24-hour security, extensive landscaped areas, a gym, sauna, and a large communal swimming pool framed by lush gardens and century-old cork oak trees that add charm to every corner. Its strategic position provides quick access to Sotogrande Marina, Alcaidesa Beach and its promenade, as well as supermarkets, restaurants, sports facilities, and the motorway connecting swiftly to Estepona, Marbella, Gibraltar, La Línea, and Algeciras. This beautiful and bright modern townhouse, completed in 2022, offers approximately 238 m² of intelligently planned living space that creates generous, welcoming areas filled with natural light. South-east facing, it enjoys breathtaking sunrise views that extend over the golf course, the coastline, the mountains, and the immaculate community gardens. The spacious, contemporary living room opens onto a large terrace and private garden featuring an inviting private pool. The contemporary kitchen with utility room, equipped with high-end appliances, blends seamlessly into the main living area, providing both elegance and functionality. A guest toilet completes this level. On the upper floor, the master bedroom stands out with its en-suite bathroom and a glass-enclosed balcony. Two additional bright bedrooms, both with fitted wardrobes, share a full bathroom and have access to a second balcony overlooking the community entrance. One level above, the rooftop solarium offers a spectacular setting: a large open space with panoramic views of the sea, golf course, and natural surroundings—ideal for creating a chill-out area, adding a barbecue, or simply enjoying sunlight and privacy. Two private parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for enjoyment without compromise. The community itself is a true value addition. Fully gated, secure, and professionally managed, it delivers a sense of calm and order from the moment you enter. Its beautifully maintained green areas blend with a striking communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being—all with a very attractive community fee. With outstanding rental potential both in summer and throughout the golf season, this property represents a unique opportunity in one of the most sought-after destinations in southern Spain. A home distinguished by its design, setting, and quality—and a viewing is highly recommended.



Features:

Features

Covered Terrace
Near Transport
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
Barbeque
WiFi
Gym
Fiber Optic
Wood Flooring
Near Church
Sauna
Games Room
Restaurant On Site
Courtesy Bus
Paddle Tennis

Views

Sea
Mountain
Panoramic
Country
Garden
Pool
Street
Golf

Pool

Communal
Private

Garden

Communal
Private
Landscaped
Easy Maintenance

Utilities

Electricity
Drinkable Water

Orientation

South West

Setting

Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Close To Marina

Furniture

Optional

Security

Gated Complex
24 Hour Security
Alarm System
Entry Phone

Category

Holiday Homes
Investment

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
More Than One
Communal
Covered
Open
Street



Telephone

Resale
Luxury
Contemporary