

## 3 soveværelse Duplex til salg i San Roque, Cádiz

**450.000€**



Located in one of the most distinguished residential communities in the area, this spacious and elegant three-bedroom apartment in San Roque Club offers the perfect blend of comfort, style and natural surroundings. With generous proportions throughout and an excellent south-west orientation, the property stands out for its light, space and serene atmosphere
























A welcoming entrance hall leads the way into the home, connecting to the large family kitchen, the bedroom wing and, through a graceful archway, the bright and expansive living room. This beautiful space features a fireplace and an elegant dining area that opens directly onto the terrace — an ideal spot for relaxing, entertaining or simply enjoying the peaceful views

All three bedrooms are generously sized and feature their own en-suite bathrooms, ensuring privacy and comfort for family members or guests, while the guest toilet adds further practicality. Each bedroom is equipped with built-in wardrobes offering excellent storage space

The apartment sits within a beautifully maintained urbanisation with manicured gardens and a communal swimming pool, combining the tranquillity of a refined residential setting with the convenience of being just moments from Sotogrande's renowned golf courses, marina and services

The property also includes two private parking spaces and a storage room in the building's basement, with lift access directly to the apartment for everyday convenience

Perfect as a full time home or an elegant second residence, this apartment represents a rare opportunity to enjoy the

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|--|---|---|
|  3 soveværelser      |  3 badeværelser      |  184m <sup>2</sup> Byg størrelse |
|  Svømmepøl           |  aire acondicionado  |  amueblado                       |
|  apartamento         |  armarios empotrados |  buen estado                     |
|  cocina amueblada    |  cocina equipada     |  dúplex                          |
|  edificio con garaje |  exterior            |  jardín                          |
|  jardín comunitario  |  lavadero            |  luminoso                        |
|  piscina comunitaria |  terraza             |  urbanizacion privada            |
|  vigilancia 24h      |  vistas al golf      |   |