

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

495.000€



Contemporary three-bedroom apartment located within the prestigious San Roque Club, offering an excellent balance of privacy, space and golf-side living within one of the most established gated communities in the Sotogrande area.




Recently renovated, the property presents a bright, modern interior with well-proportioned spaces that make it equally suitable for permanent living or as a high-quality second home. The apartment offers three bedrooms, two full bathrooms and a guest toilet, with the standout feature being the master suite which enjoys direct access to the terrace and open golf views, creating a calm and private space to unwind.

The main living area is spacious and full of natural light, with a comfortable lounge centred around an electric fireplace that adds both character and atmosphere. From here, the property opens naturally onto two separate terraces, giving excellent outdoor living options rarely found in apartments of this type.

The main south-facing terrace is particularly impressive, designed as a true extension of the living space with a wooden pergola and integrated bar area. This is a space designed for lifestyle — ideal for entertaining, relaxed evenings or simply enjoying the open views across the golf course in complete privacy.

The kitchen is fully fitted and separate from the living area, offering a practical layout for everyday use, complemented by a discreet utility space. Electric shutters throughout the property add another layer of comfort and functionality.

Additional features include a private underground parking space, storage room and a dedicated buggy parking space, a valuable extra within a golf community and a detail that reinforces the lifestyle appeal of the property.

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|  3 soveværelser |  2 badeværelser |  180m <sup>2</sup> Byg størrelse |
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| <input checked="" type="checkbox"/> apartamento   | <input checked="" type="checkbox"/> armarios empotrados  | <input checked="" type="checkbox"/> ascensor  |
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| <input checked="" type="checkbox"/> jardín comunitario  | <input checked="" type="checkbox"/> luminoso   | <input checked="" type="checkbox"/> parking   |
| <input checked="" type="checkbox"/> piscina comunitaria   | <input checked="" type="checkbox"/> plaza garaje incluida  | <input checked="" type="checkbox"/> reformado   |
| <input checked="" type="checkbox"/> terraza   | <input checked="" type="checkbox"/> urbanizacion privada   | <input checked="" type="checkbox"/> vistas al golf  |