



## 3 chambre Villa à vendre dans San Roque, Cádiz

520.000€

New Development: Prices from 520,000 € to 520,000 €. [Beds: 3 - 3] [Baths: 2 - 2] [Built size: 153.00 m2 - 153.00 m2]

Magnificent spacious homes set within an exclusive gated community with breathtaking golf views. Perched on the edge of the renowned San Roque Golf course, it takes prime position overlooking the 17th hole of the north course which forms part of an 18 hole championship golf course designed by Dave Thomas and Seve Ballesteros. The development offers modern contemporary homes, located just a few minutes from Gibraltar and Sotogrande and with complete security, privacy and exclusivity.

These exclusive 3 and 4 bedroom homes are distributed over 2 or 3 floors, depending on the layout. Each property includes a rooftop solarium and 2 private parking spaces. Some of the properties also include a large basement. The homes are mostly south facing with generous private gardens bordering the golf course. The ground floor offers a spectacular open plan living room – dining room with a fully fitted kitchen boasting Bosch appliances and high quality porcelain floors throughout. There are large floor to ceiling doors that lead to the partially covered terrace and garden, providing a seamless connection between the indoor and outdoor space. A beautiful garden can be found looking onto the greens, perfect for winding down in the long evenings whilst enjoying a glass of wine or dining with friends after a day on the course.

On the first floor you will find the bedrooms and the bathrooms. Each bedroom enjoys access to a terrace. The master bedroom includes its own ensuite bathroom, dressing room and large private terrace. On the top floor you can enjoy a magnificent solarium. The 4 bedroom homes have an additional bedroom and bathroom on the top floor with direct access to the huge solarium. The properties are at least 260m2 built and therefore provide ample space for a family or for friends who enjoy the golf lifestyle and environment.

 3 chambres

 2 salles de bains

 153m<sup>2</sup> Taille de construction

 95m<sup>2</sup> Taille de la parcelle

 Piscine