

## 3 soverom Leilighet til salgs i San Roque, Cádiz

465.000€

An exclusive residential project of new apartments and penthouses with 2 and 3 bedrooms with contemporary Mediterranean styling located at the heart of the famous San Roque Club resort, overlooking the greens of the course, and with views to the club house and the sea.




This ground floor apartment is based on the "open plan" and "total living" concepts, giving priority to a spacious living room which leads to a large open terrace, both fully integrated into the surrounding corn oak meadows and making the most of the predominantly southern aspect and the views of the golf course and the sea. The covered terrace is spacious and leads onto the communal gardens and swimming pool.

The homes will be ready to move into, with high-quality finishing, large format tiled flooring, large windows, fitted kitchen with appliances, lighting packages in every room and air-conditioning, amongst other benefits. The homes have the most effective thermal and acoustic insulation available on the market (Energy certificate: B).

The development is located at San Roque Club, between Valderrama Golf and the Royal Golf Club at Sotogrande, just 20 minutes by car from Gibraltar airport and 90 minutes from the airports at Malaga and Jerez.

The leisure and sporting facilities at the Sotogrande Marina, the Sotogrande International College, shopping centres and the fine sandy beaches at Alcaidesa, Sotogrande and Guadiaro are all close by.

The San Roque Club resort is a private area with direct access from the Mediterranean motorway that is adjacent to the residential area of Sotogrande Alto, which opened its doors in 1991. It has two golf courses and has hosted important tournaments including the Ryder Cup and the Spanish Open.

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|--|---|--|
|  3 soverom |  2 bad |  115m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> Svømmebasseng  | <input checked="" type="checkbox"/> South-east orientation                                | <input checked="" type="checkbox"/> 145 m <sup>2</sup> terrace   |
| <input checked="" type="checkbox"/> Communal garage  | <input checked="" type="checkbox"/> 2 parking spaces                                      | <input checked="" type="checkbox"/> Communal garden  |
| <input checked="" type="checkbox"/> Communal pool  | <input checked="" type="checkbox"/> Front line golf                                       | <input checked="" type="checkbox"/> Mountainside   |
| <input checked="" type="checkbox"/> Amenities near   | <input checked="" type="checkbox"/> Air conditioning                                      | <input checked="" type="checkbox"/> Fully fitted kitchen   |
| <input checked="" type="checkbox"/> Storage room   | <input checked="" type="checkbox"/> Double glazing  | <input checked="" type="checkbox"/> Brand new  |
| <input checked="" type="checkbox"/> Guest toilet   | <input checked="" type="checkbox"/> Private terrace                                       | <input checked="" type="checkbox"/> Country view   |
| <input checked="" type="checkbox"/> Golf view  | <input checked="" type="checkbox"/> Security shutters                                     | <input checked="" type="checkbox"/> Covered terrace  |

Eiendom som markedsføres av Selection Med

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