

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

659.000€



























Experience refined living in this brand-new ground-floor corner apartment, located within the prestigious Emerald Green development in San Roque Club. Designed with both comfort and elegance in mind, this exceptional home offers generous interior spaces, expansive outdoor areas, and beautiful sea views.

The property features a bright and spacious living area that flows seamlessly onto a large private terrace, enclosed with stylish glass curtains, allowing for year-round enjoyment. The outdoor space continues into an expansive private garden, complete with a jacuzzi and dedicated barbecue area—perfect for relaxing or entertaining in complete privacy.

Inside, the apartment offers three spacious bedrooms and two modern bathrooms, along with a fully equipped contemporary kitchen and a separate laundry room. With a total built area of 286 m<sup>2</sup>, the home has been thoughtfully designed to maximise light, space, and functionality throughout.

The property is set within a secure gated community featuring landscaped gardens and a communal swimming pool. It also benefits from lift access, two underground parking spaces, a private storage room of 12 m<sup>2</sup>, and electric vehicle charging points. The private garden maintenance is included within the community fees, ensuring effortless outdoor living.

Located within the exclusive San Roque Club, the property enjoys a peaceful natural setting while remaining close to golf courses, beaches, and essential amenities. Known for its tranquillity, security, and prestigious reputation, this area offers a relaxed yet refined lifestyle on the Costa del Sol.

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|  3 soverom        |  2 bad                |  286m <sup>2</sup> Bygg størrelse |
|  Svømmebasseng    |  East orientation     |  Private garage                   |
|  2 parking spaces |  Private garden       |  Communal pool                    |
|  Front line golf  |  Air conditioning     |  Fully fitted kitchen             |
|  Jacuzzi          |  Double glazing       |  Brand new                        |
|  Barbecue         |  Security service 24h |  Guest toilet                     |
|  Private terrace  |  Sea view             |  Golf view                        |
|  Laundry room     |  Fitted wardrobes     |  Gated community                  |