





















## 3 bedroom Apartment for sale in San Roque, Cádiz

1,338,000€



NEW BUILD LUXURY RESIDENTIAL COMPLEX IN SAN ROQUE, CADIZ A new way of understanding the modern residential scheme of 30 exceptional properties. Nestled in a unique natural setting, the 3 and 4-bedrooms residences are exceptional in scale. The scheme exudes nature and provides an outstanding quality of life. Stunning and spacious apartments featuring lush and expansive private gardens of 155m2, middle floors has generous sized terraces from 40 m2 that maximise the use of light and seamlessly blend into the landscape and Imposing 3-bedroom duplex penthouses, starting from 270 m2, and featuring two-storey living rooms and private terraces with sun deck. An imposing and welcoming 700 sq m lobby, which perfectly reflects the spirit of the scheme, houses the reception and a fully-equipped coworking area of generous proportions, which is an alternative to the spacious residences for welcoming guests, working or studying. Residential provides its residents with other premium facilities such as a gastrobar, a gym, an indoor heated swimming pool and two outdoor swimming pools—one of which is for adult-only. The greatest allure of residential lies in its own beauty and the ambience it creates by seamlessly blending into the natural surroundings. Here the properties merge with the beautiful landscape. The scheme boasts large spaces for added tranquillity, comfort, privacy, security, and quality of life. Designed to allow the maximum of light while surrendering the minimum of privacy. The abundance of natural light flooding into the rooms and the pleasant feeling of spaciousness make the perfect combo. With an open interior layout, which seeks to enhance the already generous proportions of the spaces, the residences afford panoramic views of the natural surroundings. The icing on the cake are the generous sized terraces and private gardens, which provide a secluded oasis of peace and privacy and afford spectacular views thanks to a carefully thought layout. Three façades and large floor-to-ceiling windows make for sun-drenched homes throughout – even in the central areas. Elegant, contemporary and exquisitely executed rooms make the spaces flow and bring the outside in. The port of Sotogrande is the most exclusive nautical tourist destination in southern Spain. For its part, the Marina is al Venice where boats of all lengths sit next to designer stores, galleries and trendy restaurants. Sotogrande's balmy, year-round temperature is an invitation to enjoy a relaxed lifestyle. Its 195

- |   |   |   |
|---|---|---|
|  3 bedrooms                       |  3 bathrooms                   |  217m <sup>2</sup> Build size    |
|  Jacuzzi                          |  Communal Pool                 |  Gated                           |
|  Near Schools                     |  Near Commercial Center        |  Location: Coastal, Urbanisation |
|  Air Conditioning: Pre-Installed  |  Double Bedrooms: 3            |  Elevator/Lift                   |
|  Near Golf / Golf Resort Property |  Near Trees                    |  Gym                             |
|  Number of Parking Spaces: 2      |  Beach: 7000 Meters            |  WC: 1                           |
|  Terrace: 128 Msq.                |  Useable Build Space: 208 Msq. |   |



Property marketed by Stratus International Properties

[www.spainpropertyportal.com/](http://www.spainpropertyportal.com/)