

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

**640,000€**



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 duplex penthouse 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 is accessed from the living/dining room, and offers open views across the golf course to the sea.

On this level are two double bedrooms, with fitted wardrobes, security shutters, and access out onto the wrap around terrace. On the upper level is the master suite, with en-suite bathroom, and access to a private wrap around terrace, with views in all directions.

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

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|  3 bedrooms      |  2 bathrooms            |  122m <sup>2</sup> Build size |
|  Swimming Pool   |  South-east orientation |  151 m <sup>2</sup> terrace   |
|  Communal garage |  2 parking spaces       |  Communal garden              |
|  Communal pool   |  Front line golf        |  Mountainside                 |
|  Amenities near  |  Air conditioning       |  Fully fitted kitchen         |
|  Storage room    |  Double glazing         |  Brand new                    |
|  Guest toilet    |  Private terrace        |  Sea view                     |
|  Country view    |  Mountain view          |  Golf view                    |