Townhouse in San Roque

€699,000

San Roque, Cádiz

Bedrooms: 3 | Bathrooms: 3 | Plot: 164 m² | Built: 280 m² | Terrace: 142 m²









Overview

SPECTACULAR CONTEMPORARY TOWNHOUSE WITH PANORAMIC VIEWS IN SAN ROQUE CLUB
Located in the prestigious San Roque Club, one of the most exclusive residential areas on the Costa del Sol, this property is set in a natural environment, surrounded by top-tier golf courses and an atmosphere of absolute tranquility. Its proximity to Sotogrande, stunning beaches, international schools, and a wide range of services makes this location ideal for those seeking comfort and quality of life. Situated within a gated and meticulously maintained community, the property benefits from 24-hour security, expansive green areas, a gym, sauna, and a communal swimming pool nestled among gardens and centenary cork oaks, adding a special charm to every corner. Its strategic location allows easy access to Sotogrande Marina, Alcaidesa Beach and its promenade, supermarkets,

restaurants, sports centers, and the highway connecting quickly to Estepona, Marbella, Gibraltar, La Línea, or Algeciras.

This beautiful, bright, modern townhouse, completed in 2022, offers approximately 238 m² of intelligently and harmoniously distributed living space, creating wide, welcoming rooms full of natural light. Facing southeast, it enjoys spectacular sunrise views over the sea, golf course, mountains, and the impeccably landscaped community gardens. The spacious, modern living room opens onto a large terrace and a private garden with an inviting pool. The contemporary kitchen with a utility area, equipped with high-end appliances, seamlessly integrates with the main living space, combining elegance with functionality. A guest toilet completes this level.

On the upper floor, the master bedroom stands out with its en-suite bathroom and a glazed balcony. The other two bright bedrooms feature built-in wardrobes, share a full bathroom, and have access to a second balcony overlooking the community entrance. On the top level, the solarium offers a spectacular setting: a spacious, open area with panoramic views of the sea, golf, and natural surroundings, perfect for a chill-out zone, a barbecue area, or simply enjoying the sun and privacy. Two parking spaces, electric blinds, high-quality finishes, and the option to convert the current study into a fourth bedroom complete a home designed for uncompromised living.

The community itself is an exceptional added value. Fully gated, secure, and with permanent surveillance, it offers a serene and orderly environment from the moment you enter. Its impeccably maintained green areas blend with a prominent communal pool, relaxation spaces, gym, and sauna, creating an atmosphere that combines exclusivity with well-being. Importantly, the community explicitly allows short-term vacation rentals, offering outstanding rental potential for investors or those seeking temporary stays, both in summer and during the golf season. All of this is available for a very attractive community fee.

With high rental potential and a privileged location, this townhouse represents a unique opportunity in one of the most sought-after destinations in southern Spain. A property that stands out for its design, surroundings, and quality, and whose visit is highly recommended.

Amenities

Setting: Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: South West Orientation

Condition: Excellent Condition

Pool: Communal Pool, Private Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Sea Views, Mountain Views, Golf Views, Country Views, Panoramic Views, Garden Views, Pool Views, Street Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Gym, Sauna, Games Room, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Wood Flooring, Barbeque, Double Glazing, Restaurant On Site, Courtesy Bus, Near Church, Fiber Optic

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Private Garden, Landscaped Garden, Easy Maintenance Garden

Security: Gated Complex, Entry Phone, Alarm System, 24 Hour Security

Parking: Underground Parking, Garage, Covered Parking, Open Parking, Street Parking, Multiple Parking Spaces, Communal Parking, Private Parking

Utilities: Electricity, Drinkable Water, Telephone

Category: Holiday Homes, Investment, Luxury, Resale, Contemporary

Taxes & Fees

IBI: €700 per year

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5224378_townhouse-san-roque/