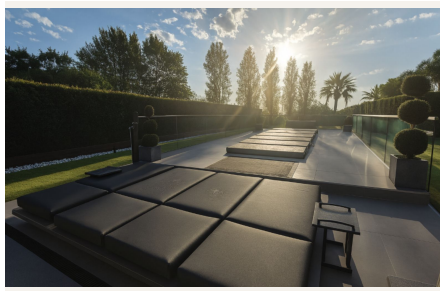


Ground Floor Apartment in San Roque Club

€750,000

San Roque Club, Cádiz

Bedrooms: 3 | Bathrooms: 3 | Plot: 1000 m² | Built: 205 m² | Terrace: 60 m²



Overview

The first thing you notice each morning is the quiet. Not silence — something better. A soft rustle of palm leaves, the distant hum of a golf buggy, and the gentle sweep of the breeze across the greens. Living frontline golf has its own rhythm, and from this beautifully renovated groundfloor apartment, you feel it from the moment you wake. You step out into the conservatory — its tiled roof keeping the space cool and calm — and the early light spills across the 60 m² terrace. Beyond it, your private garden stretches out, a full 1,000 m² of space that feels more like a villa than an apartment. The grass is still damp with morning dew, and the fairway just beyond glows gold under the rising sun.

Coffee in hand, you wander toward the outdoor kitchen, built seamlessly into the terrace. It's the kind of space that

makes entertaining effortless — a place where long summer lunches turn into latenight conversations under warm skies. The private pool glistens nearby, inviting you in for a refreshing dip before the day begins.

Inside, the apartment feels brand new. Every corner has been thoughtfully refurbished, every finish chosen with care. Three spacious bedrooms, each with its own bathroom, offer comfort and privacy. The fully fitted kitchen is sleek and modern, and the living areas flow naturally toward the outdoors, as if the home itself is drawn to the sunlight.

Later in the day, you might take the golf buggy — yes, you have your own space for it — and glide through the prestigious San Roque complex. The security gates open with a nod from the 24hour guards who know you by name. A few minutes away, restaurants and bars buzz with life, the supermarket and local services making daily living effortless.

When the mood strikes, the beaches of Alcaidesa and Sotogrande are just a short drive away. Their soft sands and sweeping views of Gibraltar remind you why this coastline is so coveted. Some evenings you go just to watch the sunset paint the Rock in shades of rose and amber.

As night settles, you return home to the glow of your private pool, the garden lights casting soft shadows across the lawn. You sit on the terrace, the air warm, the world quiet again. The golf course rests, the stars appear, and you realise — this isn't just a home. It's a retreat. A sanctuary. A lifestyle woven from space, comfort, and the unmistakable charm of the Costa del Sol.

A place where every day feels like a privilege.

Amenities

Setting: Frontline Golf, Urbanisation

Condition: Excellent

Pool: Communal, Private

Climate Control: Air Conditioning

Views: Golf

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, Utility Room

Furniture: Part Furnished

Kitchen: Fully Fitted

Garden: Communal, Private

Security: 24 Hour Security

Parking: Private

Utilities: Electricity

Category: Resale

Taxes & Fees

Community: €0 per year

Contact

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