Ground Floor Apartment in San Roque

€649,000

San Roque, Cádiz

Bedrooms: 3 | Bathrooms: 2 | Built: 116 m² | Terrace: 146 m²









Overview

Luxury Corner Garden Apartment in Emerald Green, San Roque Club

Experience refined living in this brand-new, ground-floor corner apartment located in the prestigious Emerald Green development within San Roque Club. Designed for comfort and elegance, this exceptional home offers generous indoor and outdoor spaces, enhanced by beautiful sea views.

Step into a bright and spacious living area that opens seamlessly onto a large terrace, enclosed with stylish glass curtains—perfect for year-round enjoyment. The expansive private garden features a jacuzzi and BBQ area, creating an ideal setting for relaxing or entertaining.

Property Highlights:
• Built area: 286 m²
• Price: €659,000
• 3 spacious bedrooms
• 2 modern bathrooms
• Fully equipped contemporary kitchen
• Separate laundry room

Outdoor & Lifestyle Features:
• Panoramic sea views from the living room and terrace
• Private landscaped garden (maintenance included in community fees)
• Jacuzzi and dedicated BBQ area
• Glass-curtained terrace for all-season use

Community & Extras:
• Gated community with communal swimming pool
• Elevator access
• Underground parking with 2 private spaces
• 12 m² storage room
• Private electric vehicle charging points

Additional Information:
• Furniture not included (negotiable)
• Community fees: €280/month
• Macro-community fees: €84/month
• Property tax (IBI): €753/year

This is a rare opportunity to own a sophisticated home in one of the most exclusive areas of the Costa del Sol—ideal as a permanent residence, holiday retreat, or investment.

Amenities

Setting: Frontline Golf, Close To Golf, Close To Forest

Orientation: East Facing

Condition: Excellent Condition, New Construction

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Sea Views, Golf Views

Features: Fitted Wardrobes, Private Terrace, Jacuzzi, Double Glazing

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Private Garden

Security: Gated Complex, 24 Hour Security, Safe

Parking: Underground Parking, Garage, EV charge point

Taxes & Fees

IBI: €753 per year
Rubbish: €84 per year

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5343022_ground-floor-apartment-san-roque/